

Document Root (Read-Only)

Selected Document

(New SCH Number) - MND - Initial Study No. 8286; Unclassified Conditional Use Permit Application No. 3751

Fresno County

Created - 10/30/2023 | Submitted - 10/31/2023

Ejaz Ahmad

Document Details

Lead Agency

Fresno County

Document Type

Mitigated Negative Declaration

Document Status

Submitted

Title

Initial Study No. 8286; Unclassified Conditional Use Permit Application No. 3751

Present Land Use

Single-family residence

Document Description

Allow a high intensity park with related improvement for weddings, receptions, birthdays, anniversaries, and similar special outdoor events appropriate and incidental to parks on an approximately 3.3-acre portion of a 16.75-acre parcel in the RR (Rural Residential) Zone District. The subject parcel is located on the north side of Shields Avenue, approximately 642 feet east of N. Bryan Avenue, and 1,322 feet west of the City of Fresno (APN: 512-160-20) (6338 W. Shields Avenue, Fresno).

Attachments (Upload Project Documents)

CUP 3571 IS wu.pdf

CUP 3751 MND (Proposed).pdf

CUP 3751 MMRP Draft.pdf

CUP 3751 NOC (signed).pdf

CUP 3751 NOlwClkStmp.pdf

CUP 3751 Routing Pkg.pdf

CUP 3751 Summary Form.pdf

CUP IS Cklist.pdf

Contacts

Planner - *Ejaz Ahmad*

2220 Tulare Street, Suite A, Street Level

Fresno, CA 93721

Phone : (559) 600-4204

eahmad@fresnocountyca.gov

Regions

Counties

Fresno

Cities

Location Details

Cross Streets

Bryan Avenue

Total Acres - 16.75 | Parcel Number - 51216020

Local Action Types

Use Permit

Development Types

Commercial (Sq. Ft. 143748, Acres 16.75, Employees 2)

Project Issues

Aesthetics | Agriculture and Forestry Resources | Air Quality | Biological Resources | Cultural Resources | Energy | Flood Plain/Flooding | Geology/Soils | Greenhouse Gas Emissions | Hazards & Hazardous Materials | Hydrology/Water Quality | Land Use/Planning | Mandatory Findings of Significance | Mineral Resources | Noise | Population/Housing | Public Services | Recreation | Schools/Universities | Septic System | Sewer Capacity | Solid Waste | Transportation | Tribal Cultural Resources | Utilities/Service Systems | Wildfire

State Review Agencies (For State Review Period Only)

Is this document subject to California Code of Regulations (CCR) Section 15205 - Revi...

Yes

Is this document subject to California Code of Regulations (CCR) Section 15206 - Proj...

No

Air Resources Board | Caltrans, District 6 - Fresno/Bakersfield | Central Valley Flood Protection Board | Fish and Wildlife, Region 4 - Central, Fresno | Food and Agriculture, Department of | Forestry and Fire Protection, Department of | Highway Patrol, California | Regional Water Quality Control Board, Region 5 - Fresno | SWRCB, Division of Drinking Water, District 23 | Water Resources, Department of

State Review Period**State Review Started**

11/3/2023

State Review Ended

12/4/2023

Local Review Period

Local Review Started

11/3/2023

Local Review Ended

12/4/2023

Signature

Title

Date

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Initial Study No. 8286; Unclassified Conditional Use Permit Application No. 3751.

Lead Agency: County of Fresno

Contact Name: Ejaz Ahmad

Email: eahmad@fresnocountyca.gov Phone Number: (559) 600-4204

Project Location: Fresno Fresno
City *County*

Project Description (Proposed actions, location, and/or consequences).

Allow a high intensity park with related improvement for weddings, receptions, birthdays, anniversaries, and similar special outdoor events appropriate and incidental to parks on an approximately 3.3-acre portion of a 16.75-acre parcel in the RR (Rural Residential) Zone District. The subject parcel is located on the north side of Shields Avenue, approximately 642 feet east of N. Bryan Avenue, and 1,322 feet west of the City of Fresno (APN: 512-160-20) (6338 W. Shields Avenue, Fresno) (SUP. DIST. 1).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

AESTHETICS, D. The proposed project may result in the creation of new sources of light and glare in the area. The proposed mitigation requiring all lighting to be hooded and directed away from adjacent properties and Public right-of-ways would result in a less than significant impact.

CULTURAL RESOURCES, A. B. C. The project may have an impact on cultural resources. The proposed mitigation measure requiring all work to be halted and an archeologist be called in to evaluate the findings and make any necessary mitigation recommendations, would result in a less than significant impact.

NOISE, A. B. The project could expose nearby residents to elevated noise levels. Implementation of the proposed Noise Control Plan for noise control per the Fresno County Noise Ordinance will reduce the impact to less than significant.

TRANSPORTATION, A. The project will impact traffic in the area by year 2044. The proposed mitigation measure requiring the project to pay Traffic Signal Mitigation Impact (TSMI) Fee to City of Fresno at the time of the issuance of building permit will reduce the impact to a less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No Known Controversies

Provide a list of the responsible or trustee agencies for the project.

None other than the Lead Agency (Fresno County)

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Initial Study No. 8286 (CV Alliance, LLC)

Lead Agency: County of Fresno Contact Person: Ejaz Ahmad
Mailing Address: 2220 Tulare Street, Sixth Floor Phone: (559) 600-4204
City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: Fresno
Cross Streets: North side of Shields Ave, approx. 642 feet east of N. Bryan Ave near City of Fresno Zip Code:
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 16.75
Assessor's Parcel No.: 512-160-20 Section: 21 Twp.: 13S Range: 19E Base: Mt. Diablo
Within 2 Miles: State Hwy #: Waterways:
Airports: - Railways: - Schools: -

Document Type:

- CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other: [] FONSI

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. Acres 16.75 Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Single-Family Residence/RR(Rural Residentail) Zone District/Rural Residential

Project Description: (please use a separate page if necessary)

Allow a high intensity park with related improvement for weddings, receptions, birthdays, anniversaries, and similar special outdoor events appropriate and incidental to parks on an approximately 3.3-acre portion of a 16.75-acre parcel in the RR (Rural Residential) Zone District. The subject parcel is located on the north side of Shields Avenue, approximately 642 feet east of N. Bryan Avenue, and 1,322 feet west of the City of Fresno (APN: 512-160-20) (6338 W. Shields Avenue, Fresno) (SUP. DIST. 1).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #5 _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #4 _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: US Fish & Wildlife |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: San Joaquin Valley Air Pollution Control District |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date November 3, 2023 Ending Date December 4, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>CV Alliance, LLC c/o Dirk Poeschel</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>6338 W. Shields Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Fresno, CA</u>
Contact: <u>Ejaz Ahmad, Project Planner</u>	Phone: <u>(559) 445-0374</u>
Phone: <u>(550)600-4204</u>	

Signature of Lead Agency Representative:  Date: 10.23.23

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

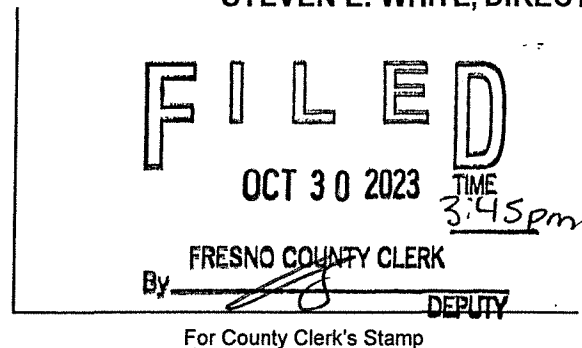


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County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



Notice is hereby given that the County of Fresno has prepared Initial Study (IS) No. 8286 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY NO. 8286 for UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3751 filed by **CV Alliance, LLC**, proposing to allow a high intensity park with related improvement for weddings, receptions, birthdays, anniversaries, and similar special outdoor events appropriate and incidental to parks on an approximately 3.3-acre portion of a 16.75-acre parcel in the RR (Rural Residential) Zone District. The subject parcel is located on the north side of Shields Avenue, approximately 642 feet east of N. Bryan Avenue, and 1,322 feet west of the City of Fresno (APN: 512-160-20) (6338 W. Shields Avenue, Fresno). Adopt the Mitigated Negative Declaration prepared for Initial Study No. 8286 and take action on Unclassified Conditional Use Permit Application No. 3751 with Findings and Conditions

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 8286 and the draft Mitigated Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from November 3, 2023 through December 4, 2023.

Email written comments to eahmad@fresnocountyca.gov, or mail comments to:

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Ejaz Ahmad
2220 Tulare Street, Suite A
Fresno, CA 93721

IS No. 8286 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except

holidays). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

PROGRAM ACCESSIBILITY AND ACCOMMODATIONS: The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities, and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/ procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-4497 or at jpotthast@fresnocountyca.gov. Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

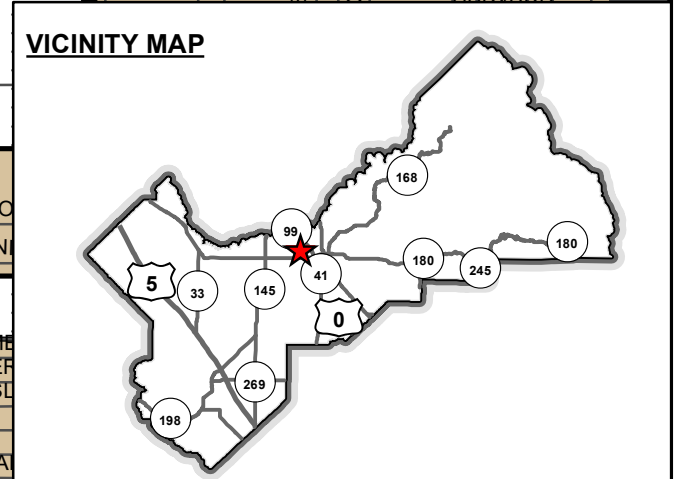
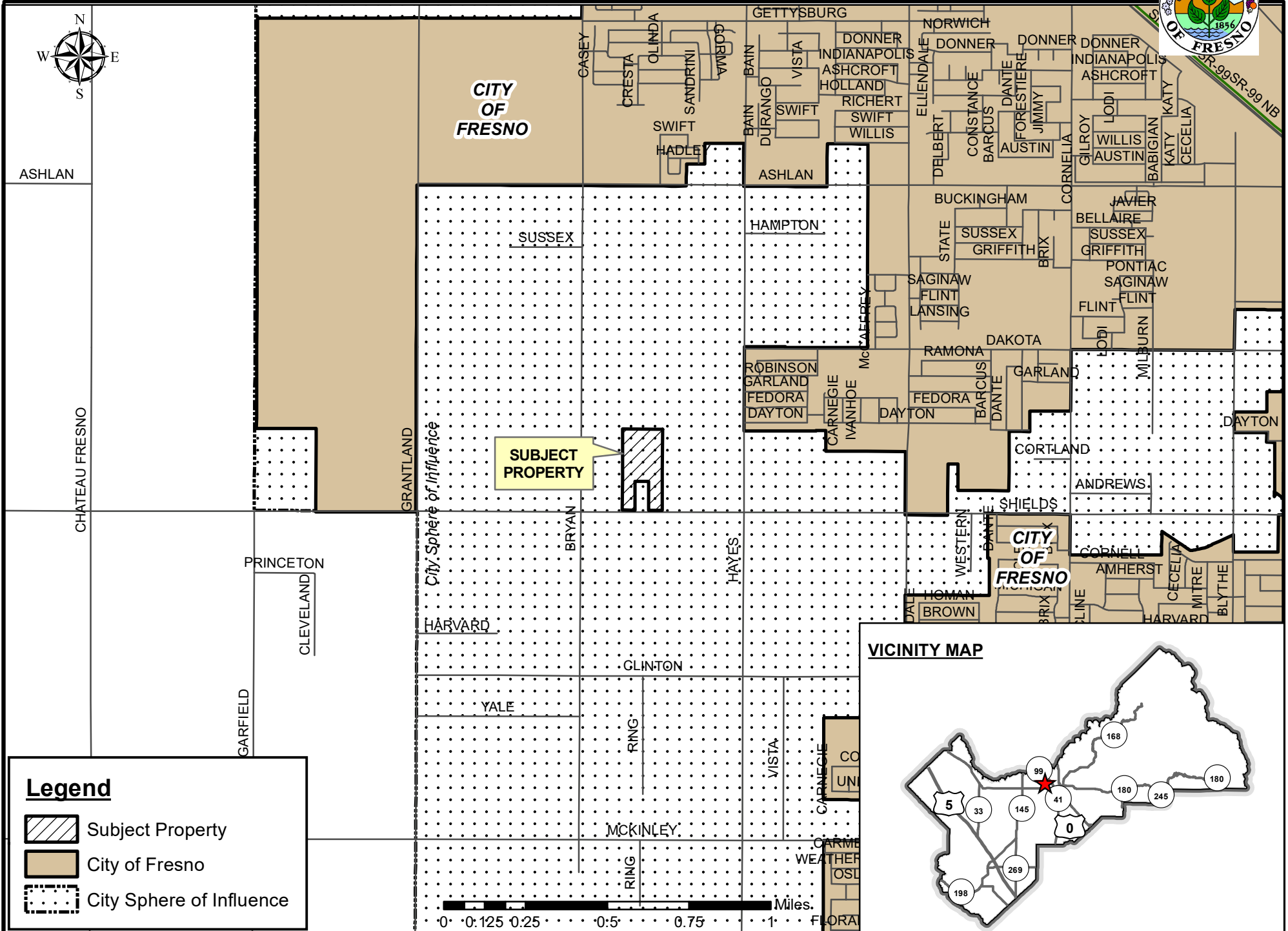
Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on December 14, 2023, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions, please call Ejaz Ahmad at (559) 600-4204.

Published: November 3, 2023

LOCATION MAP



Legend

- Subject Property
- City of Fresno
- City Sphere of Influence



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. Project title:

Initial Study No. 8286; Unclassified Conditional Use Permit Application No. 3751

2. Lead agency name and address:

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104

3. Contact person and phone number:

Ejaz Ahmad, Planner, (559) 600-4204

4. Project location:

The subject parcel is located on the north side of Shields Avenue, approximately 642 feet east of N. Bryan Avenue, and 1,322 feet west of the City of Fresno (APN: 152-160-20) (6338 W. Shields Avenue, Fresno) (SUP. DIST. 1).

5. Project sponsor's name and address:

CV Alliance, LLC
6338 W. Shields Avenue
Fresno, CA 93721

6. General Plan designation:

Rural Residential

7. Zoning:

Rural Residential (Rural Residential, two-acre minimum parcel size)

8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

Allow a high intensity park with related improvement for weddings, receptions, birthdays, anniversaries, and similar special outdoor events appropriate and incidental to parks on an approximately 3.3-acre portion of a 16.75-acre parcel in the RR (Rural Residential) Zone District.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The project area is predominantly rural residential. Adjacent parcels to the south and west are developed with single-family homes and the parcels to the north and east are either fellow or active farmland.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

None.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

The project site is not in an area determined to be highly or moderately sensitive to archeological resources. Pursuant to Assembly Bill (AB) 52, project information was routed to the Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, Table Mountain Rancheria and Santa Rosa Rancheria Tachi Yokut Tribe offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, resulting in no further action on the part of the County. The Mitigation Measure included in the CULTURAL ANALYSIS section of this report will reduce any potential impact to tribal cultural resources to less than significant.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | |
|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation Measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- I find that as a result of the proposed project, no new effects could occur, or new Mitigation Measures would be required that have not been addressed within the scope of a previous Environmental Impact Report.

PERFORMED BY:

REVIEWED BY:



 Ejaz Ahmad, Planner



 David Randall, Senior Planner

Date: 10.26.23

Date: 10/26/23

EA:
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**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study No. 8286 and
Unclassified Conditional Use Permit Application No.
3751)**

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 3 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- 2 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 2 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- 2 c) Expose sensitive receptors to substantial pollutant concentrations?
- 2 d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 1 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

V. CULTURAL RESOURCES

Would the project:

- 3 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- 3 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- 3 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- 1 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?
- 1 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

VII. GEOLOGY AND SOILS

Would the project:

- 2 a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 2 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 2 ii) Strong seismic ground shaking?
 - 2 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 2 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- 2 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 2 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2 b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 2 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 - 2 i) Result in substantial erosion or siltation on or off site;
 - 2 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
 - 2 iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 - 2 iv) Impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 2 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 2 b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

XII. MINERAL RESOURCES

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

XIII. NOISE

Would the project result in:

- 3 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 3 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and

businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- 1 b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

XV. PUBLIC SERVICES

Would the project:

- 2 a) Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - 2 i) Fire protection?
 - 1 ii) Police protection?
 - 1 iii) Schools?
 - 1 iv) Parks?
 - 1 v) Other public facilities?

XVI. RECREATION

Would the project:

- 1 a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- 1 b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

XVII. TRANSPORTATION

Would the project:

- 3 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 2 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 2 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 2 d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 2 a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - 2 i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or
 - 2 ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set

forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 2 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 2 c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- 1 c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- 1 d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 2 a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- 1 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Documents Referenced:

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services and Capital Projects Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

Fresno County General Plan, Policy Document and Final EIR
Fresno County Zoning Ordinance
Important Farmland 2010 Map, State Department of Conservation
Acoustical Analysis (Analysis) by WJV Acoustics, dated April 12, 2022
Air Quality/Greenhouse Gas Assessment by JK Consulting Group, LLC dated July 14, 2023
Traffic Impact Study by Peters Engineering Group, dated August 16, 2023

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County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: CV Alliance, LLC

APPLICATION NOS.: Initial Study No. 8286; Unclassified Conditional Use Permit
Application No. 3751

DESCRIPTION: Allow a high intensity park with related improvement for weddings, receptions, birthdays, anniversaries, and similar special outdoor events appropriate and incidental to parks on an approximately 3.3-acre portion of a 16.75-acre parcel in the RR (Rural Residential) Zone District.

LOCATION: The subject parcel is located on the north side of Shields Avenue, approximately 642 feet east of N. Bryan Avenue, and 1,322 feet west of the City of Fresno (APN: 512-160-20) (6338 W. Shields Avenue, Fresno) (SUP. DIST. 1).

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

The project site is in a rural residential area which is mostly developed with single-family homes and related improvements. The site fronts on Shields Avenue which is not identified as scenic drive in the Open Space and Conservation Element of Fresno County General Plan. There are no scenic vistas or scenic resources, rock outcroppings, or historic buildings on or near the site that could potentially be impacted by the project. No impact on scenic resources would occur.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The existing improvements on the project site include a 1,500 square-foot single-family residence, 1,116 square-foot barn, 256 square-foot pergola, a basketball court, and two access drives off Shields Avenue. These improvements will be used for the activities related to the proposed event center. The barn will be used for storage purposes and the residence will be used as a living quarter for the ground keeper of the event center.

The proposed improvements on the project include a 400 square-foot restroom facility and a parking lot to provide for event parking. This parking lot will be located adjacent to the existing lawn area and be developed by replacing a small portion of land currently in farming operation.

The project area is predominantly rural residential. Adjacent parcels to the south, and west are developed with single-family homes and the parcels to the north and east are either fellow or active farmland, including the northerly half of the project site.

To screen the proposed parking area from the adjacent properties to the west developed with single-family homes and to prevent headlight shining on the properties during events, a Condition of Approval would require that a cyclone fence with privacy slats or any other appropriate fencing type as approved by Fresno County of Fresno shall be erected along the entire west property line of the project site.

In summary, when completed, the proposed improvements (restroom, parking, and fencing) when completed will not significantly change the visual character or quality of public views of the site and its surroundings. The impact would be less than significant.

- D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The project will utilize a limited number of outdoor lighting fixtures. Use of outdoor lighting has the potential of generating new sources of light and glare in the area. The potential for headlight glare related to parking area is discussed in subsection C above. To minimize any potential impacts resulting from new sources of lighting, the project shall adhere to the following Mitigation Measure.

* **Mitigation Measure:**

1. *All outdoor lighting shall be hooded and directed downward as to not shine toward adjacent properties and public streets.*

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site

Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is not in conflict with current zoning and is an allowed use on land designated for rural residential with discretionary approval and adherence to the applicable General Plan Policies.

The project site is not Prime Farmland. It is designated as Farmland of Local Importance on Fresno County 2016 Important Farmland Map and is not enrolled in a Williamson Act Program.

- C. Conflict with existing zoning for forest land, timberland, or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forestland to non-forest use?

FINDING: NO IMPACT:

The project site is not in an area designated for timberland or zoned for timberland production. No forests occur in the vicinity; therefore, the project will have no impacts to forests, conversion of forestland, or timberland zoning would occur because of the subject proposal.

The project site is zoned RR (Rural Residential, two-acre minimum parcel size) in the zoning ordinance for residential development. The project would not result in conversion of farmland to non-agricultural use.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

A. Conflict with or obstruct implementation of the applicable Air Quality Plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

An Air Quality and Greenhouse Gas Assessment was prepared for the project by JK Consulting Group, LLC, dated July 14, 2023, and routed to the San Joaquin Valley Air Pollution Control District (SJVAPCD) which provided no comments on the project.

Construction and operation of the project would contribute the following criteria pollutant emissions: reactive organic gases (ROG), nitrogen oxides (NO_x) carbon monoxide (CO), nitrogen dioxide (NO_x), sulfur dioxide (SO_x), and particulate matter (PM₁₀ and PM_{2.5}).

As discussed in II. B below, emissions of ROG, NO_x, CO, NO_x, SO_x, PM₁₀, and PM_{2.5} associated with the construction and operation of the project would not exceed the District's significance thresholds, result in an increase in the frequency or severity of any air quality standards violation, or cause a new air quality standard violation. Additionally, the project will adhere to SJVAPCD regulatory requirements.

B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The primary pollutants of concern during project construction and operation are ROG, NO_x, CO, PM₁₀, and PM_{2.5}. The San Joaquin Valley Air Pollution Control District (SJVAPCD) Guidance for Assessing and Monitoring Air Quality Impacts (GAMAQI) adopted in 2015 contains threshold for ROG, NO_x, CO, SO_x PM₁₀ and PM_{2.5}.

The SJVAPCD's annual emission significance thresholds used for the project define the substantial contribution for both operational and construction emissions are 10 tons per year ROG, 10 tons per year NO_x 100 tons per year CO, 27 tons per year SO_x, 15 tons per year PM₁₀, 15 tons per year PM_{2.5}.

Per the Air Quality and Greenhouse Gas Assessment, the construction emissions (ton per year) associated with the project would be 0.0967 for ROG, 0.6312 for NO_x, 0.7361 for CO, 0.00139 for SO_x, 0.0582 for PM₁₀, and 0.0385 for PM_{2.5} which are less than the threshold of significance. Likewise, the operational emission over the life of the project, primarily from mobile sources, would be 0.1384 for ROG, 0.2163 for NO_x, 1.2061 for CO, 0.0029 for SO_x, 0.2955 for PM₁₀, and 0.0807 for PM_{2.5} which are also less than the threshold of significance.

In summary, short-term (construction) and long term (operational) emissions generated from the project will be less than the applicable SJVAPCD emission thresholds for criteria pollutants. As a result, the project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. The impacts would be less than significant.

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Sensitive receptors are defined as hospitals, residences, convalescent facilities, and schools. The closest sensitive receptor, single-family homes are located approximately 40 feet west of the west property line and 48 feet east of the east property line of the project site. Also, the project site is developed with a single-family residence.

Per the Air Quality and Greenhouse Gas Assessment, short-term construction phase of the project would generate short-term emissions of criteria air pollutants. The criteria pollutants of primary concern within the Project area include ozone precursor pollutants (i.e., ROG and NO_x) and PM₁₀ and PM_{2.5}. Construction-generated emissions are temporary in nature, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SJVAPCD's thresholds of significance. According to the predicted project construction emissions as summarized in II. B. above, all criteria pollutant emissions would remain below their respective thresholds during project construction. The impact would be less than significant.

Operational air pollutant emissions were based on estimated traffic trip generation for the Project. According to the predicted project operational emissions as summarized in II. B. above, all criteria pollutant emissions would remain below their respective thresholds during Project operations. The impact would be less than significant.

Regarding health risk from Toxic Air Contaminants (TACs), the California Air Resources Board (CARB's) Air Quality and Land Use Handbook (2005) provides recommendations for siting new sensitive land uses within proximity to facilities known to generate TACs, namely freeways and high traffic roads, distribution centers, rail yards, ports, refineries, chrome platters, dry cleaners and gasoline dispensing facilities. The characteristics of the proposed project are not consistent with the TAC source categories as noted above. As a result, the project would not expose adjacent sensitive receptors (single-family homes) to toxic air emissions or generate TAC's that would have a significant impact on the environment.

In conclusion, localized impacts from criteria pollutant emissions would not exceed SJVAPCD screening thresholds and that the project does not include substantial amounts of diesel equipment and truck trips that would result in a significant increase in cancer risk, chronic risk, and acute risk due to TAC emissions.

- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the Air quality and Greenhouse Gas Assessment, nuisance odors may be assessed qualitatively taking into consideration of project design elements and proximity to off-site receptors that potentially would be exposed to objectionable odors. Various facilities that have been reported to cause odors in the San Joaquin Valley Air Basin (SJVAB) have been identified by the SJVAPCD, and includes landfills, transfer stations, composting facilities, petroleum refinery, asphalt batch plant, chemical or fiberglass manufacturing, painting/coating operations, food processing facility, feed lots/dairy and rendering plant.

The proposed project entails establishment of an event venue whose operation is not expected to generate any offensive odors. The project's operational impact would be less than significant.

During construction, various diesel-powered vehicles and equipment used on-site may create localized odors which would be temporary and not likely to be noticed for extended periods of time beyond the project's site boundaries. The potential for diesel odor impacts would therefore be less than significant. Also, no major odor-generating sources were identified within the screening distances of the site.

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- C. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

The project site is within an area predominantly developed with single family homes and related improvements. There are pockets of cultivated land within the immediate surrounding area. A portion of the site is also in farming operation same as the land to the east of the project site. Most other properties in the area are improved with residential dwellings. The project site and the land in the area is pre-disturbed with

farming and residential development and as such do not provide habitat for state or federally listed species. Additionally, the site contains no riparian features, or wetlands or waters under the jurisdiction of the United States.

This project was routed to the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service for comments. Neither agency offered any comments on the project. Therefore, no impacts were identified in regard to; 1) Any candidate, sensitive, or special-status species; 2) Any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS; and 3) Federally protected wetlands as defined by Section 404 of the Clean Water Act.

- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: NO IMPACT:

The project area cannot be characterized as an area for migratory wildlife species or suitable for migratory wildlife corridors. As stated earlier, the project site is in a rural residential area developed with single-family homes outside of the City of Fresno urban development.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

FINDING: NO IMPACT:

The project will not conflict with any local policies or ordinances protecting biological resources.

- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

The project site is within the PG&E San Joaquin Valley Operation and Maintenance Habitat Conservation Plan (HCP) area which applies to the activities related to PG&E's operations. The project is not in conflict with HCP

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or

- C. Disturb any human remains, including those interred outside of formal cemeteries?
FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The project site is not within or near an area sensitive to historical, archeological, or paleontological resources. However, in the unlikely event that cultural resources are uncovered during ground disturbance, the project will adhere to the following mitigation measure to ensure that impacts to cultural resources remain less than significant.

* **Mitigation Measure:**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?

FINDING: NO IMPACT:

The project involves limited construction activities. Construction of a restroom facility and a parking lot would not result in significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources (gas, electricity, gasoline, and diesel) during construction. Construction activities and corresponding fuel energy consumption would be temporary and localized. There are no unusual project characteristics that would cause the use of construction equipment to be less energy efficient compared with other similar construction sites in the County.

- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: NO IMPACT:

The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 2. Strong seismic ground shaking; or
 - 3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 9-5 of the Fresno County General Plan Background Report, the project site is in an area which has 10 percent probability of seismic hazard in 50 years with peak horizontal ground acceleration of zero to 20 percent. The project development would be subject to building standards, which include specific regulations to protect improvements against damage caused by earthquake and/or ground acceleration.

4. Landslides

FINDING: NO IMPACT:

Per Figure 9-6 of the Fresno County General Plan Background Report, the project site is not in an area of landslide hazards. The site is flat with no topographical variations, which precludes the possibility of landslides.

- B. Result in substantial soil erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-3 of the Fresno County General Plan Background Report, the project site is not in an area of erosion hazards. Grading activities resulting from this proposal may result in loss of some topsoil due to compaction and overcovering of soil to prepare for the foundation for the proposed restroom and parking area. However, the impact would be less than significant with the project requiring approval of an Engineered Grading and Drainage Plan and Grading Permit prior to the site grading.

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

FINDING: NO IMPACT:

As noted above, the project site is flat with no topographical variations. The site bears no potential for on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse due to the project-related improvements.

- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-1 of the Fresno County General Plan Background Report, the project site is not in an area of expansive soils. However, the project construction will implement all applicable requirements of the most recent California Building Standards Code and will consider hazards associated with shrinking and swelling of expansive soils.

- E. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would construct a 400 square-foot restroom with septic tank and leach field consistent with Fresno County standards. As noted by Fresno County Health Department, Environmental Health Division, Project Notes would require that the existing septic system capacity shall be verified prior to project approval; new sewage disposal system shall be installed under permit and inspection by the Department of Public Works and Planning Building and Safety Section; and leach fields shall not be paved over to allow for treatment of effluent.

- F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section V. CULTURAL RESOURCES above.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

An Air Quality and Greenhouse Gas Assessment (GHG Analysis) completed by JK Consulting Group, LLC, dated July 14, 2023, estimated the project GHG emissions for

construction and operation using the California Emissions Estimator Model (CalEEMod) version 2020.4.0 [California Air Pollution Control Officers Association (CAPCOA) 2017], which is the most current version of the model approved for use by SJVAPCD.

The estimated total GHG emissions during the construction phase of the Project is 117.80 Metric Tons (MT) CO₂e. Construction emissions amortized over a 30-year project lifetime (estimated) yield approximately 3.93 MT CO₂e per year. Total operational emissions (274.82 MT CO₂e) combined with amortized construction emissions (3.93 MT CO₂e) shows that the project will generate 278.75 MT CO₂e per year.

The 2022 Scoping Plan updated December 15, 2022 allows lead agencies to analyze GHG impacts of a project by utilizing thresholds of significance recommended by the San Joaquin Valley Air Pollution Control District (SJVAPCD) or other lead agencies. The SJVAPCD has not established specific thresholds of significance for GHG emissions.

While existing GHG emission thresholds developed by other lead agencies were based on consistency with meeting AB 32 goals, they provide some perspective on the GHG emissions generated by the Project. The California Air Resources Board, California Air Pollution Control Officers Association, Bay Area Air Quality Management District, Sacramento Metropolitan Air Quality Management District, and South Coast Air Quality Management District established GHG thresholds for their respective regions. The yearly GHG emissions generated by the project as determined by the CalEEMod model reflect between three (3) percent and thirty-one (31) percent of the various thresholds identified by other lead agencies. As a result, the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is consistent with the policies outlined in Senate Bill (SB) 375, Executive Order B-30-15, Assembly Bill (AB) 1279 and 2022 Scoping Plan (updated December 15, 2022) to reduce the emission of greenhouse gas.

The 2022 Scoping Plan lays forth a plan for achieving carbon neutrality goals and reducing anthropogenic GHG emissions by 85% below 1990 levels by 2045 as required by AB 1279. By implementing clean technologies and fuels, the plan's actions and results will result in significant decreases in the combustion of fossil fuels, further decreases in short-lived climate pollutants, support for sustainable development, increased action on working and natural lands to reduce emissions and sequester carbon, and the capture and storage of carbon.

The project is consistent with the following applicable strategies outlined in the 2022 Scoping Plan; 1) achieve 100 percent Zero-Emission Vehicle (ZEV) sales of light-duty

vehicles by 2035 and medium-heavy-duty vehicles by 2040; 2) accelerate the reduction and replacement of fossil fuel production and consumption in California; and 3) to analyze GHG impacts of a project by utilizing thresholds of significance recommended by the SJVAPCD or other lead agency. The SJVAPCD has not established specific thresholds of significance for GHG emissions.

The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. As such, the project impact on greenhouse gas emission would be less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and requires the following as Project Notes: 1) Facilities that use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5; and 2) Your proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95.

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: NO IMPACT:

The nearest public school, Glacier Point Middle School, is located approximately 4,130 feet northwest of the project site which is more than one-quarter mile (1,320 feet). Considering the distance and above-noted requirements related to handling of hazardous materials, the project will have no impact on the school facilities.

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: NO IMPACT:

According to the search results of the U.S. EPA's NEPAAssist Tool, the project site is not listed as a hazardous materials site. The project will not create hazards to the public or the environment.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

Per the Fresno County *Airport Land Use Compatibility Plan Update* adopted by the Airport Land Use Commission (ALUC) on December 3, 2018, the nearest public airport, Fresno-Yosemite International Airport, is approximately 9.1 miles east of the project site. Given the distance, the airport will not be a safety hazard or source of excessive noise for people at the project site.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

FINDING: NO IMPACT:

The project site is in an area where existing emergency response times for fire protection, emergency medical services, and sheriff protection meet adopted standards. The project does not include any characteristics (e.g., permanent road closures) that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity. These conditions preclude the possibility of the proposed project conflicting with an emergency response or evacuation plan. No impacts would occur.

- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

Per Figure 9-9 of the Fresno County General Plan Background Report, the project site is outside of the State Responsibility Area for wildland fire protection. The project will not be exposed to wildland fire hazards.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS concerning waste discharge requirements.

Per the Fresno County Department of Public Health, Environmental Health Division (Health Department), the project shall adhere to the following requirements included as Project Notes: 1) To protect groundwater, all abandoned water wells and septic systems on the property shall be destroyed by a licensed contractor; and 2) Any underground storage tank(s) found during construction, shall be removed by securing an Underground Storage Tank Removal Permit from the Health Department.

The Regional Water Quality Control Board, Central Valley Region also reviewed the proposal and did not provide any comments.

- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will use an existing onsite well to provide water to the project. According to the Water and Natural Resources Division of the Fresno County Department of Public Works and Planning, the project site is not in an area of the county defined as being a water short area. Water consumption by the project will have a less than significant impact on the existing water levels in the area.

According to the State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW), the project does not meet the definition of a new public water system (PWS) and is not required to secure a permit from the Division of Drinking Water.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
1. Result in substantial erosion or siltation on or off site?
 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
 3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No natural drainage channels, stream or a river run through the project site. The Fresno Irrigation District does not own, operate, or maintain any facilities within the project site.

The project development will not cause significant changes in the absorption rates, drainage patterns, or the rate and amount of surface run-off with adherence to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code. As noted in Section VII. B. GEOLOGY AND SOILS above, the project would require approval of an Engineered Grading and Drainage Plan and a grading permit prior to any onsite grading work.

Furthermore, the project will be subject to the following requirements from Fresno Metropolitan Control District and are included hereto as Project Notes. The project shall: 1) Provide temporary on-site storm water storage facility until permanent FMFCD facilities become available and drainage can be directed to the street; 2) Obtain drainage and grading plan approval by the FMFCD prior to approval by the County; and 3) Pay drainage fees at the time of development based on the fee rates in effect at that time.

- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

FINDING: NO IMPACT:

Per Figure 9-7 of the Fresno County General Plan Background Report, and FEMA FIRM Panel 2140 H, the project site is not subject to flooding from the 100-Year Storm.

- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is within North Kings Groundwater Sustainability Area (NKGSA). On behalf of NKGSA, the Fresno Irrigation District recommended that the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water to preclude increasing the area's existing groundwater overdraft problem.

However, the Fresno County Water and Natural Resources Division has determined that the project site is not within an area of the county defined as being a water short area. As such, the project will have a less than significant impact on the existing groundwater levels in the area.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project will not physically divide an established community. The project site is within the City of Fresno Sphere of Influence but outside of its boundaries.

- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is designated Rural Residential in the County General Plan and zoned RR (Rural Residential, two-acre minimum parcel size) in the County Zoning Ordinance. The proposed project (an event center) is an allowed use in the RR zone district subject to the approval of a discretionary land use application and is consistent with the following General Plan policies:

Regarding consistency with General Plan Policy HS-G.1, HS-G.5, and HS-G.8, the project will adhere to the mitigation measures included in the Acoustical Analysis prepared for the project and discussed in Section XIII NOISE below.

Regarding consistency with General Plan Policy PF-C.17, the project site is not located within an area of the county defined as being a water short area. Given the limited water usage (approximately 250 gallons of water per event), the project will have a less than significant impact on the existing groundwater levels in the area.

Regarding consistency with General Plan Policy PF-D.6, the project site can accommodate a new sewage disposal system for the proposed restroom facility to accommodate attendees of the events under permit and inspection from Fresno County Department of Public Works and Planning.

Regarding consistency with General Plan Policy TR-A.7, the project shall pay its fair share portion of the development's impacts on the local transportation system in accordance with Traffic Signal Mitigation Impact (TSMI) Fee required by the City of Fresno.

XII. MINERAL RESOURCES

Would the project:

- A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- B. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

FINDING: NO IMPACT:

Per Figure 7-8 of the Fresno County General Plan Background Report, the project site is outside of a mineral-producing area of the County.

XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

According to the Fresno County Department of Public Health, Environmental Health Division (Health Department), the proposed project could potentially expose nearby residents to elevated noise levels;

An *Acoustical Analysis* (Analysis) was prepared for the project by *WJV Acoustics and dated April 12, 2022*. Per the Analysis, the project will meet Fresno County Noise Ordinance standards with the implementations of Noise Control Plan along with the conclusions and recommendations therein.

The Fresno County Department of Public Health, Environmental Health Division concurred with the finding and conclusion of the Analysis and stated that if complaints are received from adjacent noise sensitive receptors (single-family homes) and confirmed by Health Department, the project operators shall provide additional mitigation measures than those noted below to the Health Department to meet the requirements of the Fresno County Noise Ordinance. The project will adhere to the following mitigation measure:

* **Mitigation Measures:**

1. *A Noise Control Plan (Noise Monitoring Requirements) contained in the Acoustical Analysis prepared by WJV Acoustics and dated April 12, 2022, must be implemented to ensure compliance with the applicable County of Fresno daytime (7:00 a.m. to 10:00 p.m.) noise level standards. Additionally, no amplified speech or music shall occur during the nighttime hours (10:00 p.m. to 7:00 a.m.) and all amplified speech and music shall conclude by 10:00 p.m.*
2. *The project operator(s) shall verify noise levels from amplified outdoor activities at both the east and the west property lines as noted in the*

Acoustical Analysis. If maximum noise levels are measured to be higher than 62 dB (decibels) at west property line and 64 db (decibels) at east property line, noise levels must be reduced until compliance is met.

3. *The project operator(s) shall provide additional mitigation measures than those noted above (Item 1 and 2) to the Fresno County Department of Public Health, Environmental Health Division to meet the requirements of the Fresno County Noise Ordinance.*

- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

The project is not located within two miles of a public airport or public use airport. See discussion in Section XV. A. 1. PUBLIC SERVICES above. People residing or working in the project area will not be subject to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project involves no new housing that would induce population growth in the area.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the North Central Fire Protection District (NCFPD), the project shall comply with California Code of Regulations Title 24 - Fire Code and California Code of Regulations Title 19 -Public Safety and shall submit construction plans to the County prior to receiving NCFPD conditions of approval for the project. These requirements will be included as Project Notes.

2. Police protection?

FINDING: NO IMPACT:

The project was routed to the Fresno County Sheriff's office who did not provide any comments on the project. No impact would occur.

3. Schools?

4. Parks; or

5. Other public facilities?

FINDING: NO IMPACT:

The project will not impact the existing public services or result in the need for additional public services related to schools or parks.

XVI. RECREATION

Would the project:

- A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

The project involves no residential development which may increase demand for neighborhood and regional parks or other recreational facilities in the area.

XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

**FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:**

The project will not conflict with any policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The project area is rural residential and is not planned for any transit, bikeways, or pedestrian facilities as per the Transportation and Circulation Element of the Fresno County General Plan.

The Fresno County Transportation Planning Unit required that a Traffic Impact Study shall be prepared for the project to assess potential traffic impacts to County and City of Fresno roadways. The project site is within the City of Fresno Sphere of Influence.

According to a Traffic Impact Study (TIS) prepared by Peters Engineering Group and dated August 16, 2023, the study intersections are currently operating at acceptable LOS (Level of Service) during the study time periods. Traffic signal warrants are not warranted at the study intersections in the existing condition. With implementation of the project, the study intersections will operate at acceptable LOS A and B during the study time periods. Traffic signals are not expected to be warranted at the study intersections. By the year 2044 the intersection of Bryan and Shields Avenues is expected to operate at LOS E during the weekday p.m. peak hour and the intersection of Polk and Shields Avenues is expected to operate at LOS E or F during all the study time periods. For the intersection of Bryan and Shields Avenues to operate at acceptable LOS during the weekday p.m. peak hour, all-way stop control is required by the year 2044. For the intersection of Polk and Shields Avenues to operate at acceptable LOS during the study peak hours, traffic signals are required by the year 2044. The project may be required to a fair share of the cost of the future construction to account for its share of the cumulative traffic issues.

The TIS was reviewed by the Fresno County Transportation Planning Unit and the City of Fresno Traffic Operations and Planning Division (TOPD).

According to the City of Fresno TOPD, the project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee per the Master Fee Schedule, at the time of the issuance of building permits by the County. The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT (Average Daily Traffic). The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the 2035 General Plan circulation element and are included in the Nexus Study for the TSMI fee.

Upon reviewing the City of Fresno TOPD comments, the Fresno County Transportation Planning Unit determined that the project shall pay City's TSMI fees in lieu of the fair share contributions to the county for all-way stop required by the year 2044. The future improvements are within the City of Fresno SOI and are estimated to be built out in 2035 which should negate the cumulative 2044 with project impacts listed in TIS. To comply with City's comments, the project shall adhere to the following Mitigation

Measures when implemented will reduce traffic impact to City/County roadways to less than significant.

* **Mitigation Measure:**

1. *Prior to the issuance of building permits, the project shall pay City of Fresno Traffic Signal Mitigation Impact (TSMI) Fee in the amount of \$4,437.72 to satisfy the fair share requirement for traffic signals as identified in the Traffic Impact Study prepared for the project, dated August 16, 2023, and provide a proof of payment to the County.*

The California Department of Transportation and Fresno County Road Maintenance and Operations (RMO) Division offered no comments on TIS. The RMO Division requires the following as Conditions of Approval for the project: 1) provide an additional 23 feet of road right-of-way for Shield Avenue and prepare a Traffic Management Plan (TMP) for approval by RMO Division before the first event of operation. The TMP shall include details on the usage of flaggers, temporary warning signs and warning beacons; include installation of street lighting and signage as appropriate; and limit traffic to right-in right-out movements during events.

- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The State of California Governor's Office of Planning and Research document entitled *Technical Advisory on Evaluating Transportation Impacts in CEQA* dated December 2018 (OPR Technical Advisory) suggest that projects that generate or attract fewer than 110 trips per day may be presumed to cause a less-than-significant transportation impact.

Per the Traffic Impact Study (TIS), the project will have a maximum of 60 events per year. If all 60 events were the maximum event with 200 visitors, the daily 328 traffic trips would occur 60 times per year resulting in 19,680 trips per year (328 time 60 = 19,680). The annual average trips per day would be approximately 54 (19,680 trips per year divided by 365 days per year = 54 trips per day). This value is less than the significance threshold of 110 trips per day established in the OPR Technical Advisory. As such, the impact on transportation related to VMT (Vehicle Miles Traveled) would be less than significant.

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site gain access via two existing access drives off shields Avenue. The project will use the existing access points. No additional access point is proposed.

The project will not create traffic hazards due to the current roadway configuration and would not change roadway designs within the project area, which were designed in accordance with Fresno County roadway standards to avoid roadway hazards and other traffic-related hazardous features. As noted above, a Traffic Management Plan (TMP) will be prepared for the project and with its implementation, any potential traffic hazard at the project site will be reduced to less than significant.

D. Result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The existing access points to the site will be used during events and emergencies. As noted by the Fresno County Road Maintenance and Operations Division, to accommodate traffic generated by the project, the existing drives would need to be improved to meet Fresno County Improvement Standard D-2.

The North Central Fire Protection District (NCFPD) expressed no concerns related to the site emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or
 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not in an area determined to be highly or moderately sensitive to archeological resources. Pursuant to Assembly Bill (AB) 52, project information was routed to the Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, Table Mountain Rancheria and Santa Rosa Rancheria Tachi Yokut Tribe offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, resulting in no further action on the part of the County. The Mitigation Measure included in the CULTURAL ANALYSIS section of this report will reduce any potential impact to tribal cultural resources to less than significant.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS above. The project will not result in the relocation or construction of new electric power, natural gas, or telecommunications facilities.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section X. B. HYDROLOGY AND WATER QUALITY above.

- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS above.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

The project development will not generate solid waste more than the capacity of local landfill sites.

The solid wastes produced by the proposed event center will be collected for the local landfill through regular trash collection service in accordance with local and state standards for disposal of solid wastes.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: NO IMPACT:

The project site is not located within or near a State Responsibility Area for wildfire. See discussion in Section XV. A. 1. PUBLIC SERVICES above.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will have no impact on biological resources. Impacts on cultural resources have been reduced to a less than significant level with the incorporation of a Mitigation Measure discussed in Section V. CULTURAL RESOURCES above.

- B. Have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Each of the projects located within Fresno County has been or would be analyzed for potential impacts, and appropriate project-specific Mitigation Measures are developed to reduce that project’s impacts to less than significant levels. Projects are required to comply with applicable County policies and ordinances. The incremental contribution by the proposed project to overall development in the area is less than significant.

The proposed project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code at the time development occurs on the property. No cumulatively considerable impacts relating to Agricultural and Forestry Resources, Air quality, or Transportation were identified in the project analysis. Impacts identified for Aesthetics, Cultural Resources, Noise and Transportation will be mitigated by compliance with the Mitigation Measures listed in Sections I., Section V., Section XIII, and Section XVII of this report.

- C. Have environmental effects which will cause substantial adverse effects on human beings either directly or indirectly?

FINDING: NO IMPACT:

No substantial impacts on human beings, either directly or indirectly, were identified in the analysis.

CONCLUSION/SUMMARY

Based upon Initial Study No. 8284 prepared for Classified Conditional Use Permit Application No. 3750, staff has concluded that the project will not have a significant effect on the environment.

It has been determined that there would be no impacts to biological resources, energy, mineral resources, population and housing, recreation, or wildfire.

Potential impacts related to agriculture and forestry resources, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, public services, tribal cultural resources, and utilities and service systems have been determined to be less than significant.

Potential impacts to Aesthetics, Cultural Resources, Noise, and Transportation have been determined to be less than significant with the identified Mitigation Measures.

A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and "M" Streets, Fresno, California.

EA:JP

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File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below for County Clerk Only. CLK-2046.00 E04-73 R00-00			
Agency File No: Initial Study (IS) No. 8286		LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-	
Responsible Agency (Name): Fresno County		Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor		City: Fresno	
				Zip Code: 93721	
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner			Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): CV Alliance, LLC			Project Title: Unclassified Conditional Use Permit Application No. 3751		
Project Description: Allow a high intensity park with related improvement for weddings, receptions, birthdays, anniversaries, and similar special outdoor events appropriate and incidental to parks on an approximately 3.3-acre portion of a 16.75-acre parcel in the RR (Rural Residential) Zone District. The subject parcel is located on the north side of Shields Avenue, approximately 642 feet east of N. Bryan Avenue, and 1,322 feet west of the City of Fresno (APN: 512-160-20) (6338 W. Shields Avenue, Fresno) (SUP. DIST. 1).					
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 8286) prepared for Unclassified Conditional Use Permit Application No. 3751, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related biological resources, energy, mineral resources, population and housing, recreation, or wildfire. Potential impacts related to, agriculture and forestry resources, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, public services, tribal cultural resources, and utilities and service systems have been determined to be less than significant. Potential impacts related to Aesthetics, Cultural Resources, Noise, and Transportation have been determined to be less than significant with the included Mitigation Measures. The Initial Study and Mitigated Negative Declaration (MND) is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.					
FINDING: The proposed project will not have a significant impact on the environment.					
Newspaper and Date of Publication: Fresno Business Journal – November 3, 2023			Review Date Deadline: Planning Commission – December 14, 2023		
Date: Nov. 1, 2023	Type or Print Name: David Randall, Senior Planner		Submitted by (Signature):		

State 15083, 15085

County Clerk File No. _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

**Mitigation Monitoring and Reporting Program
Initial Study No. 8286
Unclassified Conditional Use Permit Application No. 3751**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Aesthetics	All outdoor lighting shall be hooded and directed downward as to not shine toward adjacent properties and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PWP)	On-going; for duration of the project
*2.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PWP	During ground disturbance
*3.	Noise	A Noise Control Plan (Noise Monitoring Requirements) contained in the Acoustical Analysis prepared by WJV Acoustics and dated April 12, 2022, must be implemented to ensure compliance with the applicable County of Fresno daytime (7:00 a.m. to 10:00 p.m.) noise level standards. Additionally, no amplified speech or music shall occur during the nighttime hours (10:00 p.m. to 7:00 a.m.) and all amplified speech and music shall conclude by 10:00 p.m.	Applicant	Applicant/Fresno County Health Department (FCHD)	Prior to and during events
*4.	Noise	The project operator(s) shall verify noise levels from amplified outdoor activities at both the east and the west property lines as noted in the Acoustical Analysis. If maximum noise levels are measured to be higher than 62 dB (decibels) at west property line and 64 db (decibels)	Applicant	Applicant/FCHD	During events

		at east property line, noise levels must be reduced until compliance is met.			
*5.	Noise	The project operator(s) shall provide additional mitigation measures than those noted above (Item 1 and 2) to the Fresno County Department of Public Health, Environmental Health Division to meet the requirements of the Fresno County Noise Ordinance.	Applicant	Applicant/FCHD	Prior to additional events to occur on the property
*6.	Transportation	Prior to the issuance of building permits, the project shall pay City of Fresno Traffic Signal Mitigation Impact (TSMI) Fee in the amount of \$4,437.72 to satisfy the fair share requirement for traffic signals as identified in the Traffic Impact Study prepared for the project, dated August 16, 2023, and provide a proof of payment to the County.	Applicant	PWP/City of Fresno	As stated

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.

EA:

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3700-3799\3751\CUP 3751\IS-CEQA\CUP3751 MMRP Draft.docx



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

DATE: October 14, 2022

TO: Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez/James Anders, Senior Planners
Development Services and Capital Projects, Site Plan Review, Attn: Gabriel Samano
Development Services and Capital Projects, Building & Safety/Plan Check, CASp, Attn: Dan Mather
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Wendy Nakagawa/Nadia Lopez
Design Division, Transportation Planning, Attn: Augustine Ramirez/Hector Luna
Water and Natural Resources Division, Attn: Augustine Ramirez/Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/ Kevin Tsuda
Sheriff's Office, Attn: Captain Mark Padilla, Captain Greg Gularte, Captain Ryan Hushaw, Lt. Brent Stalker, Lt. Ron Hayes, Lt. Robert Salazar, Lt. Kathy Curtice
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson, Biologist
CA Regional Water Quality Control Board, Attn: centralvalleyfresno@waterboards.ca.gov
CALTRANS, Attn: Dave Padilla/Nicholas Isla
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo/Cinthia Reyes
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/ Hector Franco, Director/Shana Powers, Cultural Specialist II
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources Department
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
North King GSA, Attn: Kassy D. Chauhan
North Central Fire District, Attn: George D. Mavrikis, Fire Marshal

FROM: Ejaz Ahmad, Planner 
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 8286, Unclassified Conditional Use Permit Application
No. 3751

APPLICANT: CV Alliance, LLC

DUE DATE: October 28, 2022

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow an event center with related improvements for weddings, receptions, birthdays, anniversaries, and company parties on a 16.75-acre parcel in the RR (Rural Residential) Zone District. The subject parcel is located on the north side of Shields Avenue, approximately 642 feet east of N. Bryan Avenue and 1,322 feet west of the City of Fresno (APN 152-160-20).

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **October 28, 2022**. Any comments received after this date may not be used.

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204, or email eahmad@fresnocountyca.gov

EA
G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3700-3799\3751\Routing\CUP 3751 Routing Ltr.doc

Activity Code (Internal Review):2432

Enclosures



Fresno County Department of Public Works and Planning

Date Received:

CUP 3751

(Application No.)

MAILING ADDRESS:

Department of Public Works and Planning
Development Services Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497
Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class)/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment
Time Extension for
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

Allow for the operation of an event center on property located at 6338 W. Shields Ave.

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: North side of W. Shields Ave.
between N. Hayes and N. Bryan Avenues
Street address: 6338 W. Shields Ave.

APN: 512-160-20 Parcel size: 16.75 +/- Section(s)-Twp/Rg: S 21 - T 13 S/R 19 E

ADDITIONAL APN(s):

I, Maria Sp (for D.P.) (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include CV Alliance, LLC and Dirk Poeschel Land Development Services Inc.

CONTACT EMAIL: maria@dplds.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

UTILITIES AVAILABLE:

Application Type / No.: CUP(U) 3751 Fee: \$ 9,123.00
Application Type / No.: Pre-App. Credit Fee: \$ -247.00
PER/Initial Study No.: IS 8286 Fee: \$ 5,151.00
Health Department Review: Fee: \$ 992.00
Received By: EJAZ Invoice No.: TOTAL: \$ 15,019.00

WATER: Yes [X] / No []
Agency: Private Well
SEWER: Yes [X] / No []
Agency: Septic

STAFF DETERMINATION: This permit is sought under Ordinance Section:
Sect-Twp/Rg: - T S/R E
APN # - -
APN # - -
APN # - -
APN # - -



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

AGENT AUTHORIZATION

AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

The Agent Authorization form is required whenever a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf. This form must be completed by the property owner and submitted with the land use entitlement application to confirm that the property owner has granted authority to a representative to sign application forms on their behalf and represent them in matters related to a land use entitlement application.

The below named person is hereby authorized to act on my behalf as agent in matters related to land use entitlement applications associated with the property listed below.

Dirk Poeschel
Agent Name (Print or Type)

Dirk Poeschel Land Development Services, Inc.
Company Name (Print or Type)

923 Van Ness Ave., Suite 200
Mailing Address

Fresno, CA 93721
City / State / Zip Code

559-445-0374
Phone Number

dirk@dplds.com
Email Address

512-160-20
Project APN


6338 W. Shields Ave.
Project Street Address

A list consisting of ____ additional properties is attached (include the APN for each property).

Project Description (Print or Type):

Request for approval of an Unclassified Conditional Use Permit to allow an event center on a 16.75 acre parcel located within the RR (Rural Residential) Zone District.

The undersigned declares under penalty of perjury that they own, possess, control or manage the property referenced in this authorization and that they have the authority to designate an agent to act on behalf of all the owners of said property. The undersigned acknowledges delegation of authority to the designated agent and retains full responsibility for any and all actions this agent makes on behalf of the owner.


Owner Signature

8-16-2022
Date

Mike Samra - Alliance 559-917-0209
Owner Name (Print or Type) Phone Number

msamra00@yahoo.com
Email Address

** If the legal owner of the property is a corporation, company, partnership or LLC, provide a copy of a legal document with this authorization form showing that the individual signing this authorization form is a duly authorized partner, officer or owner of said corporation, company, partnership or LLC.*

G:\4360Devs&PIn\FORMS\F410 Agent Authorization 8-14-19.doc



Development Services
and
Capital Projects
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 22-010128
APPLICANT: MARIA LOUISE FLORES
PHONE: _____

PROPERTY LOCATION: 6338 W. SHIELDS AVE
APN(s): 512-160-20 ALCC: No Yes # _____ VIOLATION NO. NO
CNEL: No Yes _____ (level) LOW WATER: No Yes _____ WITHIN 1/2 MILE OF CITY: No _____ Yes FRESNO
ZONE DISTRICT: RR; SRA: No Yes _____ HOMESITE DECLARATION REQ'D.: No Yes _____

LOT STATUS:
Zoning: () Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No Yes _____ ZM# _____ Initiated _____ In process _____
Map Act: () Lot of Rec. Map; () On '72 rolls; () Other PERMITS; () Deeds Req'd (see Form #236)
SCHOOL FEES: No Yes _____ DISTRICT: CENTRAL UNIFIED PERMIT JACKET: No _____ Yes
FMFCD FEE AREA: () Outside () District No.: CH FLOOD PRONE: No Yes _____
PROPOSAL UNCLASSIFIED CONDITIONAL USE PERMIT TO ALLOW AN EVENT CENTER WITHIN THE RR ZONE
DISTRICT.

COMMENTS:
ORD. SECTION(S): 820 / 853.B.12 BY: ALBERT AGUILAR DATE: JUNE 13, 2022

GENERAL PLAN POLICIES:	PROCEDURES AND FEES:
LAND USE DESIGNATION: <u>Rural Residential</u> () JGPA: _____ () MINOR VA: _____	COMMUNITY PLAN: _____ () JAA: _____ (<input checked="" type="checkbox"/>) HD: <u>\$ 992.00</u>
REGIONAL PLAN: _____ () CUP: <u>(U) : \$ 9,123.00</u> () JAG COMM: _____	SPECIFIC PLAN: _____ () JRA: _____ () ALCC: _____
SPECIAL POLICIES: _____ () JVA: _____ (<input checked="" type="checkbox"/>) IS/PER*: <u>\$ 5,151.00</u>	SPHERE OF INFLUENCE: <u>City of Fresno</u> () JAT: _____ () Viol. (35%): _____
ANNEX REFERRAL (LU-G17/MOU): _____ () JT: _____ () Other: _____	

COMMENTS: _____
Filing Fee: \$ 15,266
Pre-Application Fee: - \$247.00
Total County Filing Fee: \$ 15,019.00

FILING REQUIREMENTS:

OTHER FILING FEES:

- | | |
|---|---|
| (<input checked="" type="checkbox"/>) Land Use Applications and Fees | () Archaeological Inventory Fee: \$75 at time of filing |
| (<input checked="" type="checkbox"/>) This Pre-Application Review form | () (Separate check to Southern San Joaquin Valley Info. Center) |
| (<input checked="" type="checkbox"/>) Copy of Deed / Legal Description | (<input checked="" type="checkbox"/>) CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,480.25) |
| (<input checked="" type="checkbox"/>) Photographs | () (Separate check to Fresno County Clerk for pass-thru to CDFW.) |
| () Letter Verifying Deed Review | () Must be paid prior to IS closure and prior to setting hearing date.) |
| (<input checked="" type="checkbox"/>) IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required. | |
| (<input checked="" type="checkbox"/>) Site Plans - 4 copies (folded to 8.5"x11") +1-8.5"x11" reduction | |
| (<input checked="" type="checkbox"/>) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") +1-8.5"x11" reduction | |
| (<input checked="" type="checkbox"/>) Project Description / Operational Statement (Typed) | |
| () Statement of Variance Findings | |
| () Statement of Intended Use (ALCC) | |
| () Dependency Relationship Statement | |
| (<input checked="" type="checkbox"/>) Resolution/Letter of Release from City of <u>Fresno</u> | |
| () Nitrogen Loading Analysis or RWQCB supplemental treatment | |

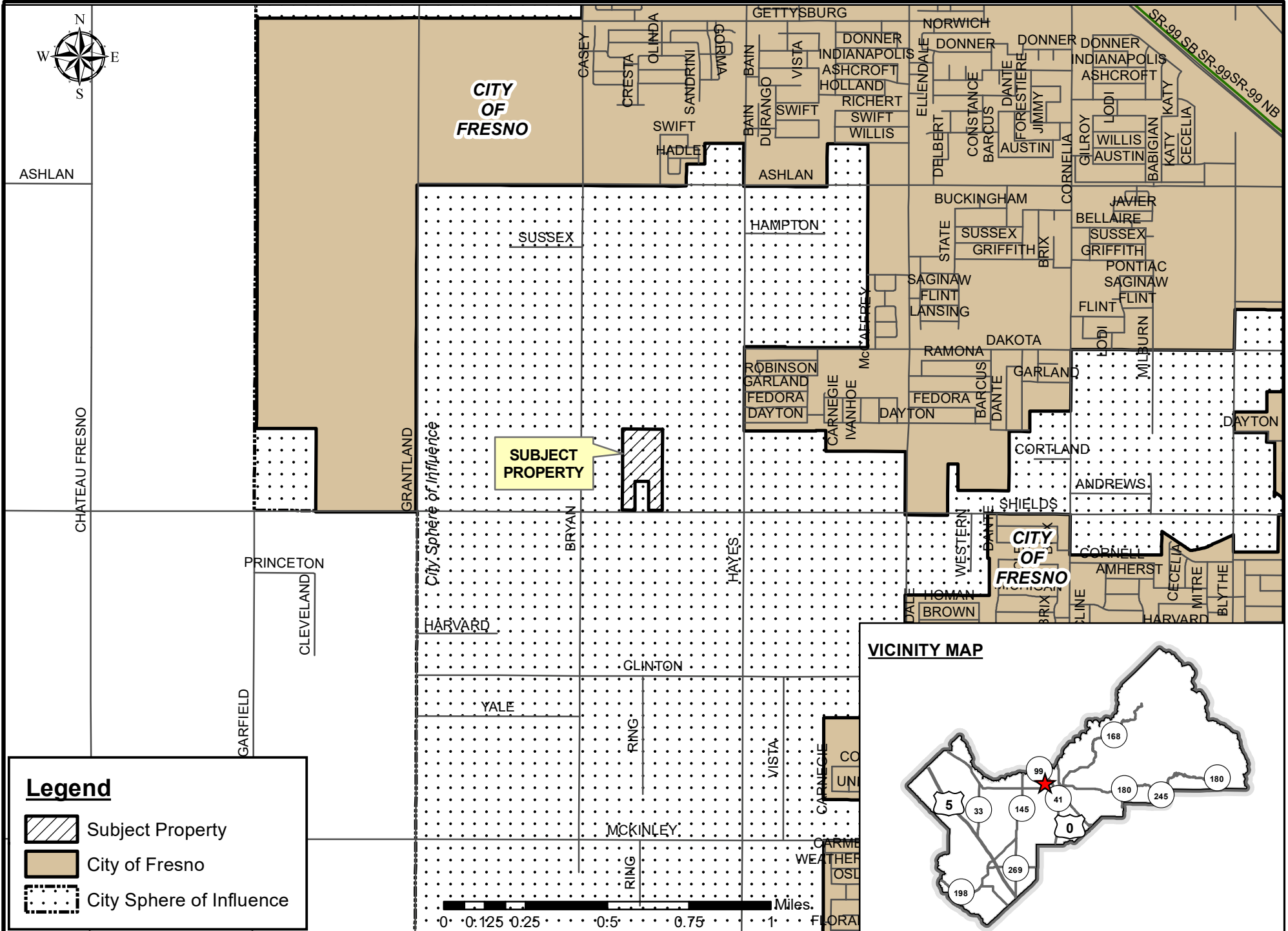
BY: [Signature] DATE: July 21, 2022
PHONE NUMBER: (559) _____

- NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:
- | | |
|--|--|
| () COVENANT | (<input checked="" type="checkbox"/>) SITE PLAN REVIEW |
| () MAP CERTIFICATE | (<input checked="" type="checkbox"/>) BUILDING PLANS |
| () PARCEL MAP | (<input checked="" type="checkbox"/>) BUILDING PERMITS |
| () FINAL MAP | () WASTE FACILITIES PERMIT |
| (<input checked="" type="checkbox"/>) FMFCD FEES | (<input checked="" type="checkbox"/>) SCHOOL FEES |
| () ALUC or ALCC | () OTHER (see reverse side) |




PLU # 113 Fee: \$247.00
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....

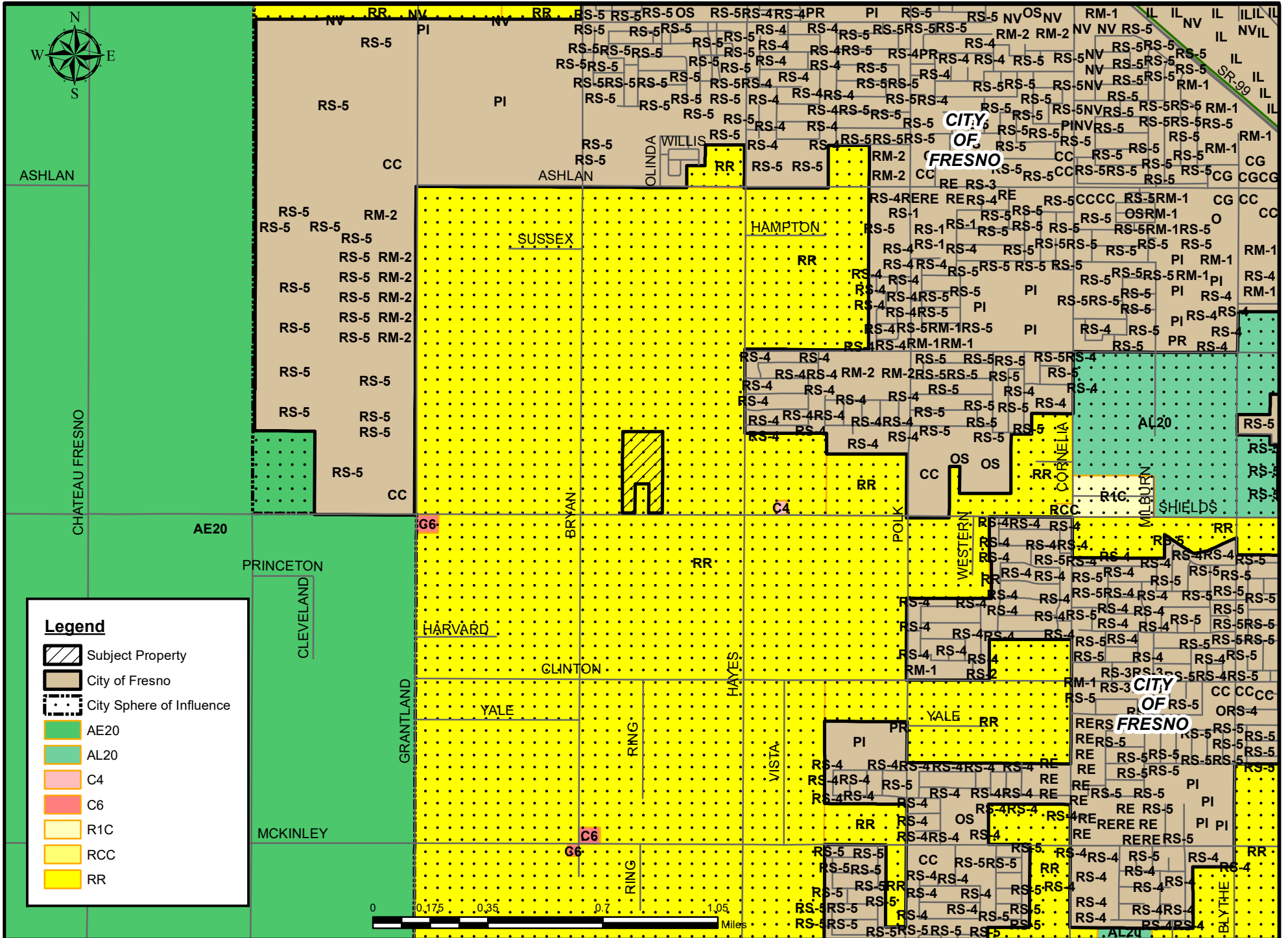
LOCATION MAP



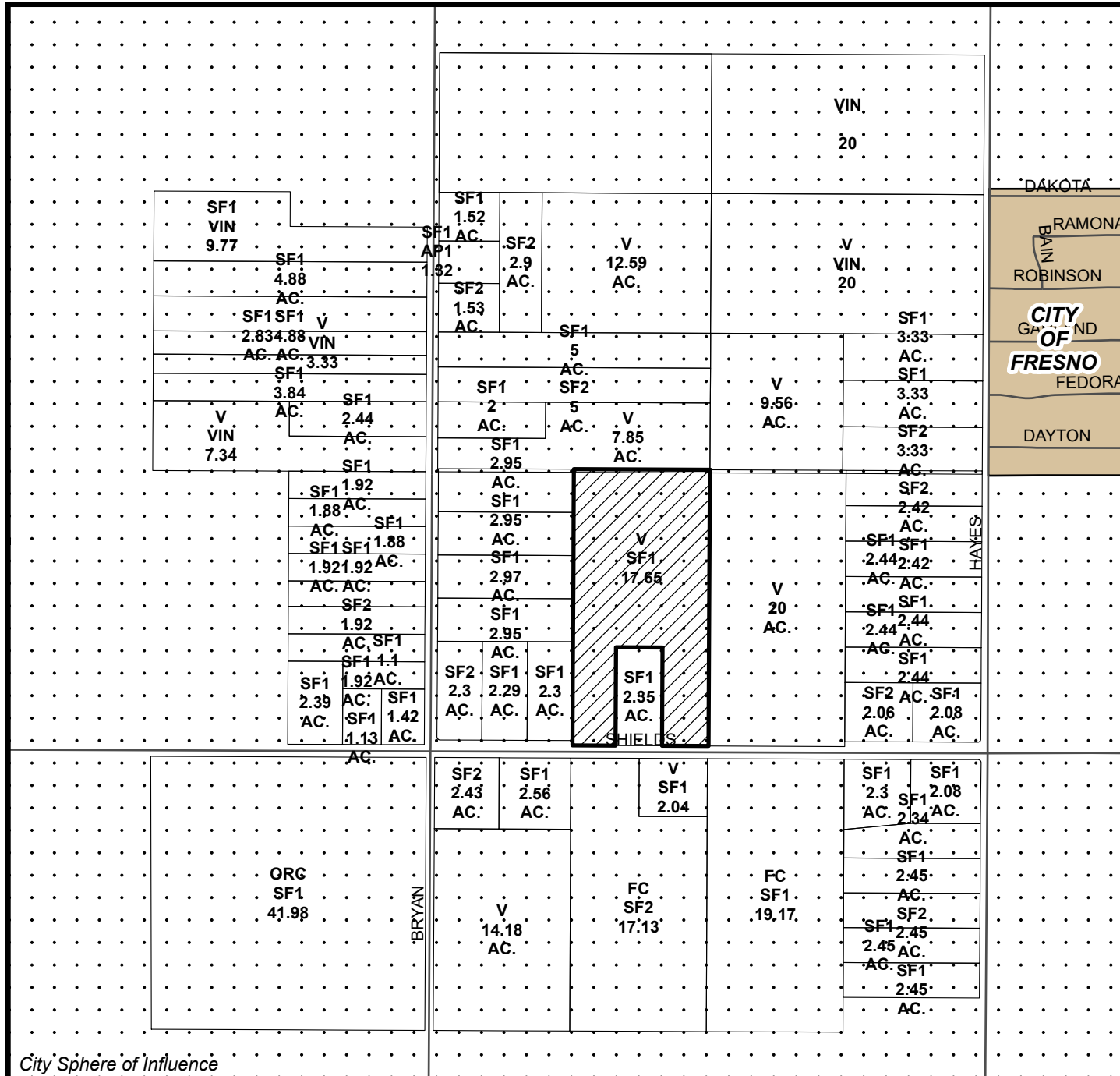
Legend

-  Subject Property
-  City of Fresno
-  City Sphere of Influence

EXISTING ZONING MAP



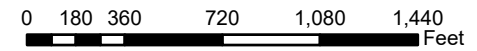
EXISTING LAND USE MAP



LEGEND	
AP1	- APARTMENT
FC	- FIELD CROP
ORC	- ORCHARD
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT
VIN	- VINEYARD

LEGEND:

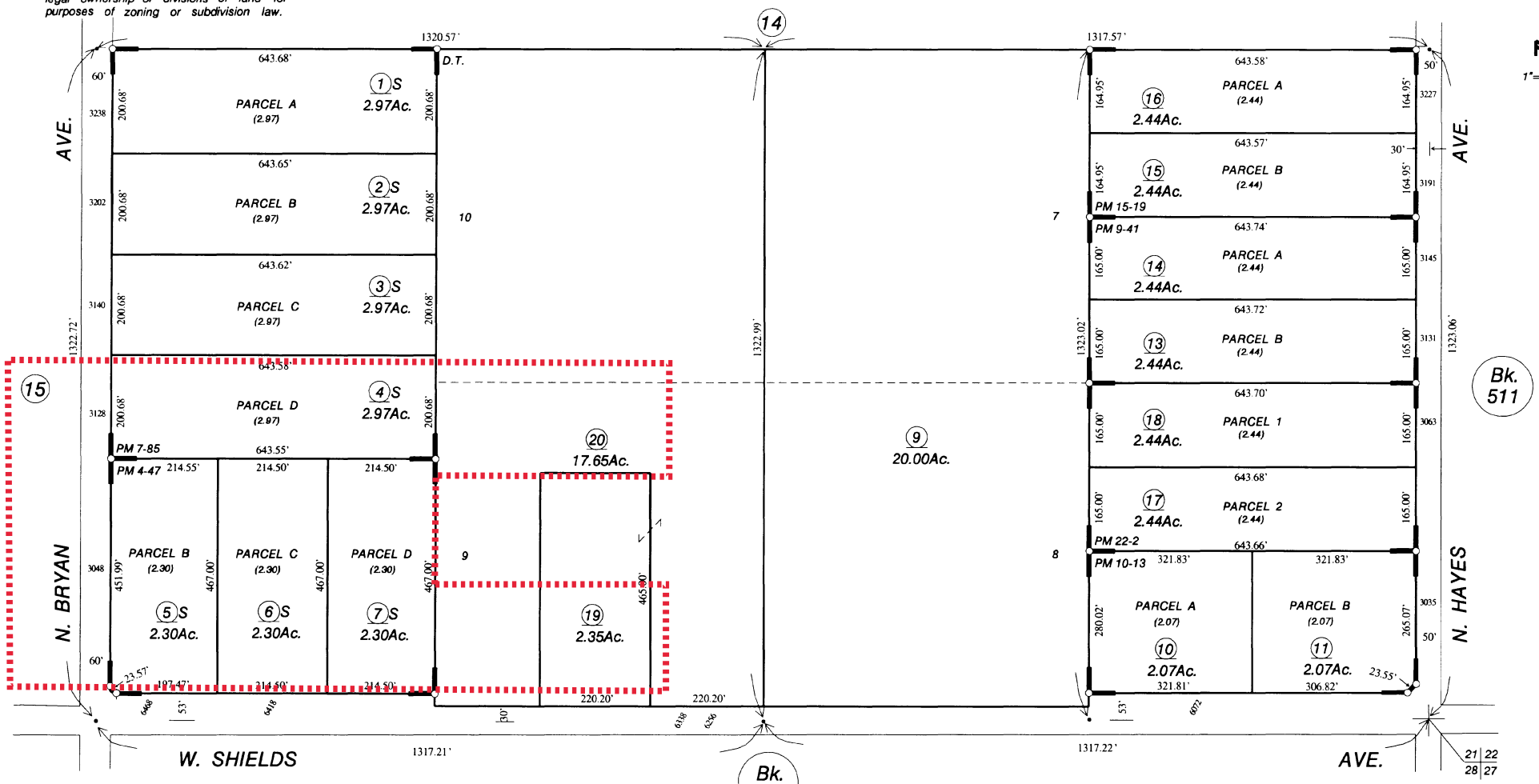
- Subject Property
- City of Fresno
- City Sphere of Influence



Department of Public Works and Planning
Development Services Division

City Sphere of Influence

--- NOTE ---
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



Duncan Tract - R.S. Bk. 3, Pg. 38
Parcel Map No. 965 - Bk. 4, Pg. 47
Parcel Map No. 1468 - Bk. 7, Pg. 85
Parcel Map No. 1738 - Bk. 9, Pg. 41
Parcel Map No. 1795 - Bk. 10, Pg. 13
Parcel Map No. 2278 - Bk. 15, Pg. 19
Parcel Map No. 3206 - Bk. 22, Pg. 2

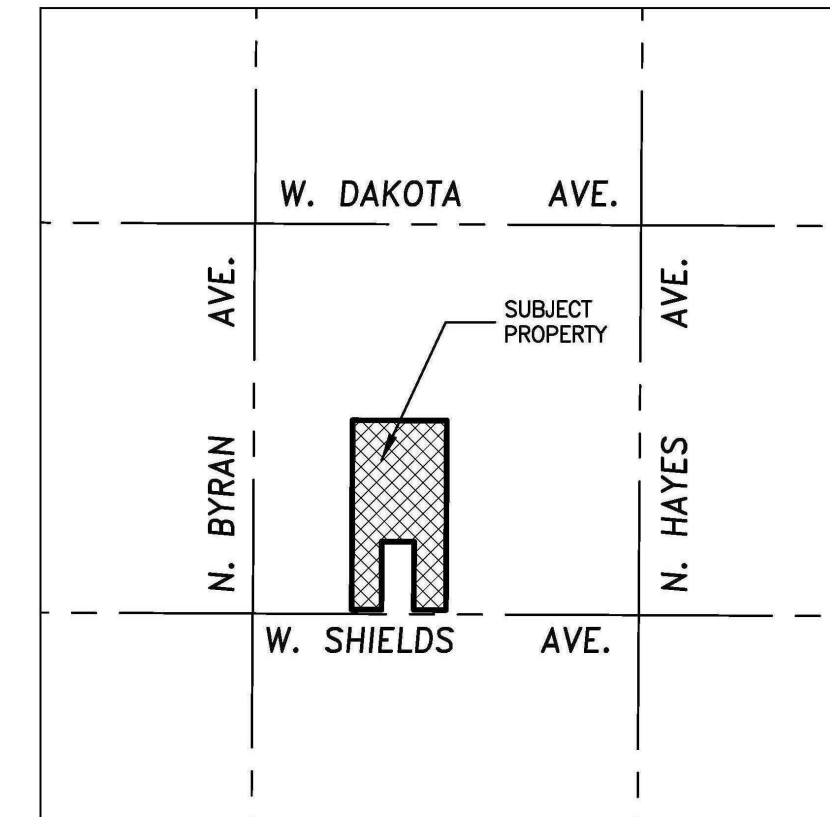
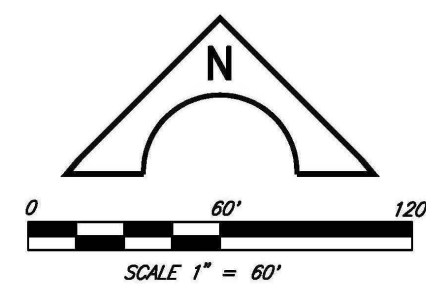
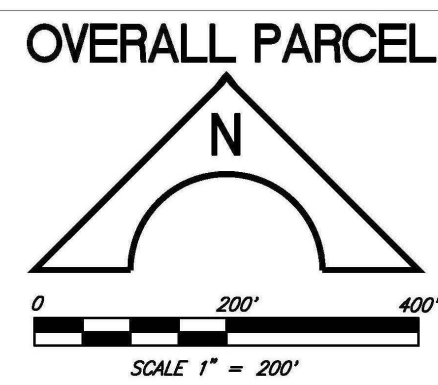
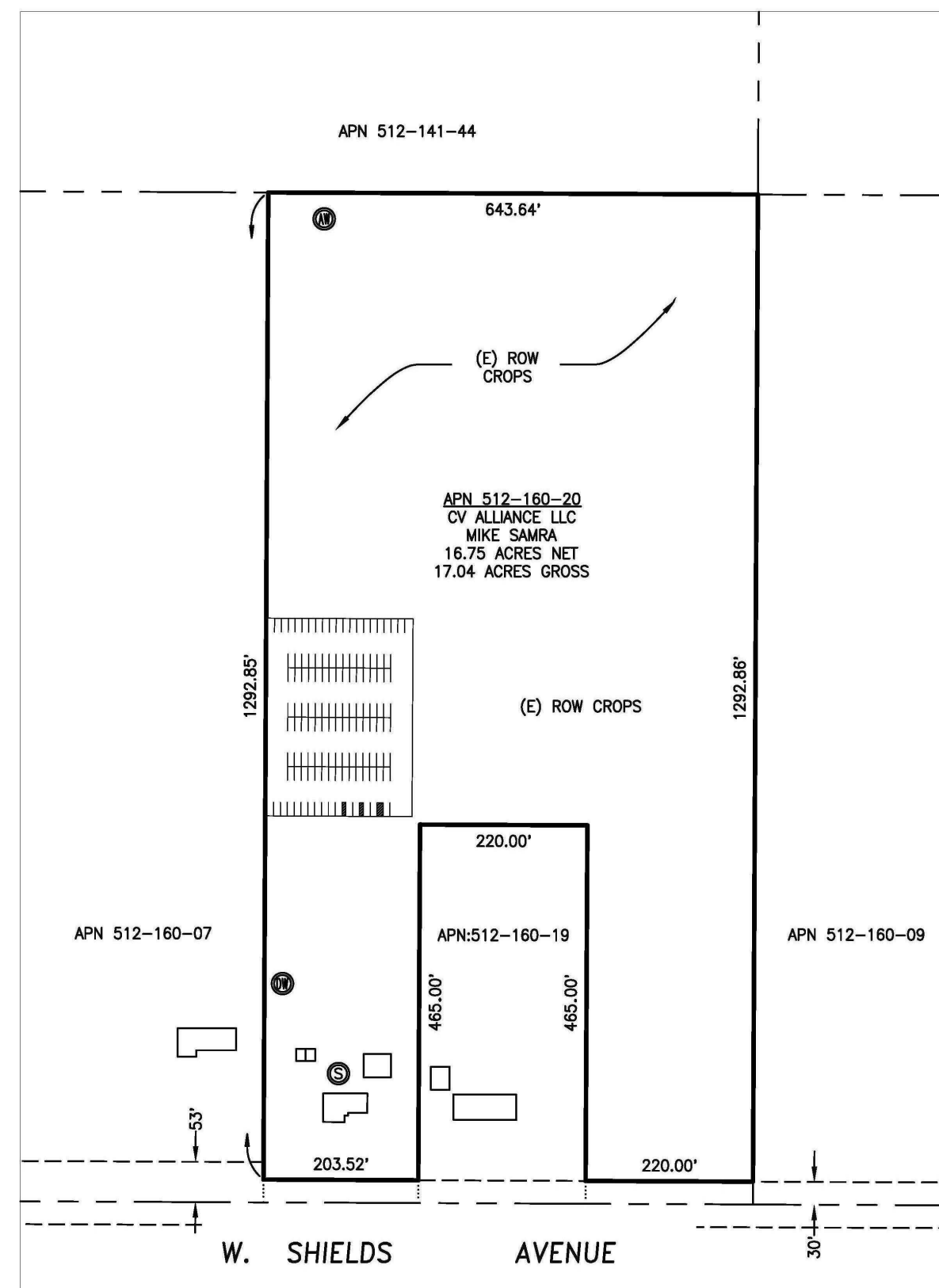
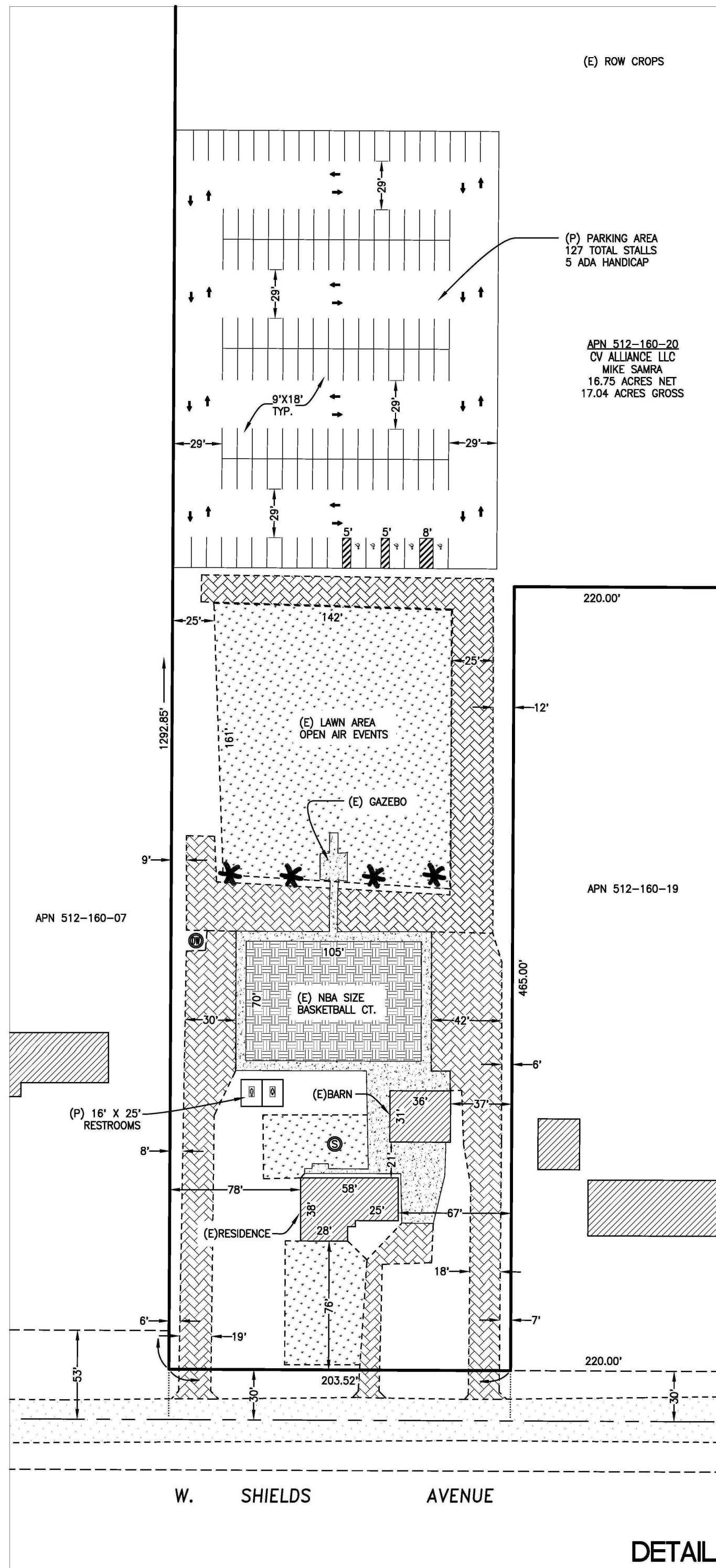
Assessor's Map Bk. 512 - Pg. 16
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

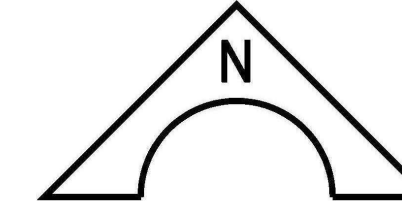


SITE PLAN CUP No. _____

BEING A PORTION OF THE SOUTHEAST 1/4 OF
SECTION 21, T. 13 S., R. 19 E., M.D.B.M.
IN THE COUNTY OF FRESNO,
STATE OF CALIFORNIA



VICINITY MAP



LEGEND:

---	SECTION LINE.
- - - -	RIGHT OF WAY.
---	(E) PROPERTY LINE.
(E)	EXISTING
(P)	PROPOSED
[Hatched Box]	(E) STRUCTURES
[Dotted Box]	(E) CONCRETE SURFACE
[Cross-hatched Box]	(E) ASPHALT SURFACE
[Horizontal Line Box]	(E) SYNTHETIC SURFACE
[Vertical Line Box]	(E) GRAVEL SURFACE
[Diagonal Line Box]	(E) LAWN/TURF SURFACE
(DW)	(E) DOMESTIC WELL
(AW)	(E) AGRICULTURAL WELL
(S)	(E) SEPTIC

ASSESSOR'S PARCEL No:
512-160-20

PROJECT SITE ADDRESS
6338 W. SHIELDS AVE.
FRESNO, CA 93723-9217

PROPERTY OWNER CONTACT INFO:
MIKE SAMRA, PH: 559-917-0209, EMAIL: Msamra00@yahoo.com

EXISTING PLANNED USE DESIGNATION:
RURAL RESIDENTIAL

EXISTING AND PROPOSED ZONE DIST.:
RR RURAL RESIDENTIAL

PROJECT INFORMATION

NAME: SAMRA SITE PLAN-FRESNO	CLIENT: MIKE SAMRA
TWP, RNG, SEC: 13, 19, 21, MDB&M	COUNTY OF: FRESNO STATE OF: CALIFORNIA

<p>ESP SURVEYING 2598 N. MIAMI AVE. FRESNO, CA Tel 559.442.0883 Fax 559.442.0884 www.eepla.com</p>	DATE OF SURVEY	5/19/2022
	ESP JOB No.	22039
	DRAWN BY	6335
	DRAWN DATE	7/04/2022
	REV 1	10/3/2022

**Event Center
Unclassified Conditional Use Permit
Operational Statement**

October 11, 2022

Property Owner:

CV Alliance, LLC
6338 W. Shields Ave.
Fresno, CA 93723

CUP 351
IS 8286

Applicant:

CV Alliance, LLC
c/o Mr. Mike Samra
6338 W. Shields Ave.
Fresno, CA 93723

RECEIVED
COUNTY OF FRESNO

OCT 11 2022

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Representative:

Dirk Poeschel Land Development Services, Inc.
c/o Ms. Maria Spera
923 Van Ness Ave., Suite 200
Fresno, CA 93721

Project Site:

6338 W. Shields Ave.
Fresno, CA 93723

APN: 512-160-20

Zoning: R-R (Rural Residential)

Land Use Designation: Rural Residential

Area: 16.75 +/- acres

REQUEST:

To allow for the operation of an event center on property located at 6338 W. Shields Ave. in the County of Fresno.

1. NATURE OF THE OPERATION/BACKGROUND

The subject property is 16.75 +/- acres and is designated Rural Residential in the Fresno County General Plan and is zoned R-R (Rural Residential). The subject property is located just outside of the Fresno city limits. The subject property is developed with a 1,500 +/- sq. ft. single-family residence and a 1,116 +/- sq. ft. barn.

The event center will be rented out for weddings, receptions, birthdays, anniversaries, company parties, etc. Most of the events will be catered by private companies. The event center will be available for use year-round. The peak season for use of the event center will be from May through September. Events will be outdoors during spring and summer and thus the facility will not be used as often during the fall and winter months.

2. TIME LIMITS

The event center will be available for use from 10:00AM to 10:00PM. There will be no more than one event per day.

3. NUMBER OF CUSTOMERS OR VISITORS

Events will be limited to no more than 200 guests per event. The primary use of the event center will be on weekends, May through September. It is estimated that 60 events each year, 3 on weekends and 2 on weekdays, will be held at the event center.

4. NUMBER OF EMPLOYEES

There will be one (1) full time employee, respectively titled as Event Manager, who will be present at each event, beginning to end. Additional event staff will be provided by the applicant. The applicant will provide a minimum of two (2) staff members per event.

Caterers will supply food and beverages during events. The catering companies will provide staff as needed to serve guests. The catering company number of employees will range from 5-20. The number of employees will be proportional to the size of the event.

Security guard(s) will be retained as required by County standards.

5. SERVICE DELIVERY VEHICLES

Delivery vehicles will visit the site the day before and on the day of the event. It is estimated 3 delivery vehicles per event will frequently visit the site. The vehicles will deliver food, beverages, flowers, and other supplies necessary to cater the events. There will be no goods or products sold on-site.

6. ACCESS TO THE SITE

There are two existing driveway approaches from W. Shields Ave. which is designated as an *Arterial* street in the Circulation Element of the Fresno County General Plan. Access to the site will be from the existing driveway located to the east of the existing residence and illustrated on the project site plan. A second access is also shown on the site plan which is located on the west side of the property. This access will be used for overflow. The highest trip generation periods for the proposed project will be on the weekends.

7. NUMBER OF PARKING SPACES

As illustrated on the site plan, there will be a designated area for visitor parking. The parking area will be located to the north of the outdoor lawn area. The parking area will be 1.00 +/- acres in size and will provide a total of 127 parking stalls, including ADA parking. Parking calculations are provided per Fresno County standards.

8. GOODS OR SERVICES SOLD ON SITE

No goods or services will be sold on site. There may be raffles/auctions when groups rent the facility and desire to fund raise during events.

9. EQUIPMENT

Typical yard maintenance equipment will be used. All other site maintenance will be performed by contractors called to the site.

10. SUPPLIES AND MATERIALS

No special supplies or materials are required for the project. Any specialty supplies or materials will be brought to the site by contractors/suppliers or caterers.

11. DOES THE USE CAUSE AN UNSIGHTLY APPEARANCE?

No. The front entrance is gated, and landscaping exists throughout the property. The driveways are surfaced with decomposed granite. The site is and will continue to be well kept and will be an improvement to the surrounding area. For reference purposes, please see attached images 1 & 2 which illustrate a representation of the unsightly larger properties that are neglected within the area.

Noise

An outdoor sound amplification system will be provided as necessary for events. The area surrounding the project site is predominately agricultural and rural residential land uses. The closest off-site residential land uses are approximately 200 feet to the west and east and approximately 350 feet to the south. See *Figure 1* of Acoustical Analysis prepared for the project for more details.

The sound amplification system will be directed away from surrounding residences which are located to the east and west of the subject site. Various noise mitigation measures have been developed by acoustical consultants, WJV Acoustics Consultants, Inc. A noise control plan will be established to mitigate any noise disturbance and to keep the proposed use compliant with Fresno County noise standards. The noise plan will consist of the following:

1. Instrumentation: Monitoring of instrumentation that will be conducted by event center staff. Monitoring will be done by using a sound level meter, provided by the applicant, that meets the American National Standards Institute to confirm compliance with the Fresno County noise ordinance.
2. Training: Event center staff will be trained to conduct noise monitoring during the events using the noise monitoring equipment.
3. Reference Noise Monitoring Sites: The applicant will use the reference noise monitoring sites indicated in *Figure 1* of the Acoustical Analysis prepared for the project to conduct appropriate noise monitoring during events. The applicant will maintain a record of noise monitoring for compliance purposes.
4. Noise Monitoring Schedule: The applicant will monitor amplified outdoor activity immediately after amplification system is put into operation and periodically thereafter. If it is determined that noise levels exceed the appropriate noise levels, then modifications to the amplification system will be made until noise levels are compliant to Fresno County noise standards.
5. Sound Amplification System: Event center staff will have control over the use and volume of the sound amplification system provided by the event center during an event. Staff will have the ability to adjust amplification settings at any time prior to and during activities utilizing amplified speech and music to assure compliance with the Fresno County noise ordinance.

The applicant will instruct event center staff to incorporate the Noise Control Plan included in the Acoustical Analysis prepared for this project by WJV Acoustics Consultants, Inc. to ensure compliance with the applicable Fresno County daytime, 7:00AM to 10:00PM noise level standards. Additionally, no amplified speech or music will occur during the nighttime hours, 10:00PM to 7:00AM. All amplified speech and music will conclude by 10:00PM. All events will be subject to monitoring by the staff of the facility to ensure that noise levels are not exceeded.

Glare

Parking lot and event lighting utilize hooded light fixtures. All lighting will be directed to not annoy nearby property owners. On-site lighting is installed in zones so only those areas in use will be lighted.

Dust

There will be no dust or odors associated with the event center. The event area is landscaped. The site roadways are paved in decomposed granite.

12. LIQUID OR SOLID WASTES TO BE PRODUCED

Waste Disposal

The applicant is proposing a 400 +/- sq. ft. restroom facility to accommodate event center attendees. The proposed restroom will be located approximate to the southwest corner of the existing basketball courts. Please see site plan for more details.

There is one existing 1,000-gallon septic tank and leach field serving the existing residence. The proposed restroom facility will be provided consistent with Fresno County standards.

Solid Waste Disposal

The facility is currently, and will continue to be, served by a private waste hauler. Solid waste containers will be located on the property for pick up by the waste hauler. Recyclable materials will be separated for pick up.

The quantity of solid waste generated by the facility will be determined by the number and size of events that occur in a week. However, it is anticipated that the maximum quantity will not exceed 5 cubic yards a week.

13. ESTIMATED VOLUME OF WATER TO BE USED

There is a 50 gallon per minute water well with 1 storage tank of 2,500 gallons each located on the west side of the property and shown on the attached site plan. The well provides water for domestic use, as well as for landscaping. The well is adequate to meet the needs of the proposed use.

14. PROPOSED ADVERTISING

One sign at the entrance of the park is proposed. The sign will be approximately 4' X 6'. The applicant will place traffic control signage on W. Shields Avenue at the time of the event. Proposed signage will be per Fresno County sign standards.

15. WILL EXISTING BUILDINGS BE USED?

The existing 1,116 +/- sq. ft. barn will be used for storage purposes only. The existing 1,500 sq.ft. single-family residence will be used as living quarters for the ground's keeper of the proposed events center.

Proposed Building

The applicant will construct a 400 +/- sq. ft. restroom facility to accommodate the event center.

16. WHICH BUILDINGS OR WHAT PORTION OF BUILDINGS WILL BE USED?

There is an existing 16' x 16' pergola located on the lawn area which will be used for events. There is an existing NBA sized basketball court located to the south of the lawn area which will be used for recreation during the events. There is an existing 1,116 +/- sq. ft. barn which will be used for storage only. Additionally, the existing 1,500 sq. ft. single-family residence will be used as living quarters for the ground's keeper of the proposed events center.

17. OUTDOOR LIGHTING PROPOSED

Due to the site's size, location and topography, the use will not have any significant impacts on the surrounding properties. There will be a limited number of outdoor lighting fixtures as required to hold events during the evening hours. Lighting is hooded to direct lighting on-site and away from adjacent properties. The site lighting is a combination of low voltage and standard voltage lighting. All lighting will be directed to not annoy nearby property owners. On-site lighting will be set up in zones so only those areas in use will be lighted as needed.

18. LANDSCAPING OR FENCING

All existing landscaping will remain. The property is chain link fenced on all property lines.

19. ANY OTHER INFORMATION THAT WILL PROVIDE A CLEAR UNDERSTANDING OF THE PROJECT

Consistency with County Policies

ED-B.9 Cultural and Recreational Amenities

"The County shall support the efforts to enhance the cultural and recreational amenities available in the county in order to maintain the desired livability/quality of life for its residents as well as to attract business entrepreneurs from other metropolitan areas in California and throughout the nation and the world."

20. IDENTIFY PROJECT OWNERS

Mr. Gurmit Samra & Mr. Paul Brar
6338 W. Shields Ave.
Fresno, CA 93723



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY	
IS No.	<u>8286</u>
Project No(s).	<u>CVP 3751</u>
Application Rec'd.:	_____

GENERAL INFORMATION

- Property Owner :** CV Alliance **Phone/Fax** 559-917-0209
Mailing Address: 567 W. Shaw Ave., Suite A-1 Fresno CA/93704
Street City State/Zip
- Applicant :** CV Alliance - Mike Samra **Phone/Fax:** 559-917-0209
Mailing Address: 567 W. Shaw Ave., Suite A-1 Fresno CA/93704
Street City State/Zip
- Representative:** Dirk Poeschel Land Development Services, Inc. **Phone/Fax:** 559-445-0374
Mailing Address: 923 Van Ness Ave., Suite 200 Fresno CA/93721
Street City State/Zip
- Proposed Project:** A request to allow an event center on a 16.75-acre parcel located within the RR (Rural Residential, two-acre minimum parcel size) Zone District.
- Project Location:** The subject parcel is located on the north side of W. Shield Ave. approximately 629 feet east of N. Bryan Ave.
- Project Address:** 6338 W. Shields Ave. Fresno, CA 93722
- Section/Township/Range:** 21 / 13 / 19
- Parcel Size:** 16.75 +/- Ac.
- Assessor's Parcel No.** 512-160-20 **OVER.....**

10. Land Conservation Contract No. (If applicable): N/A

11. What other agencies will you need to get permits or authorization from:

<u> </u> LAFCo (annexation or extension of services)	<u> </u> SJVUAPCD (Air Pollution Control District)
<u> </u> CALTRANS	<u> </u> Reclamation Board
<u> </u> Division of Aeronautics	<u> </u> Department of Energy
<u> </u> Water Quality Control Board	<u> </u> Airport Land Use Commission
<u> </u> Other _____	

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? Yes X No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District¹: RR (Rural Residential)

14. Existing General Plan Land Use Designation¹: Rural Residential

ENVIRONMENTAL INFORMATION

15. Present land use: Existing home with accessory structure(s).
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
Please see Operational Statement for more details.

Describe the major vegetative cover: Natural vegetation.

Any perennial or intermittent water courses? If so, show on map: None.

Is property in a flood-prone area? Describe:
No.

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: Vacant lot/Residential

South: Residential

East: Vacant lot/Residential

West: Residential

24. *Anticipated volume of water to be used (gallons per day)*²: Typical residential water usage.
25. *Proposed method of liquid waste disposal:*
 (X) *septic system/individual*
 () *community system*³-name _____
26. *Estimated volume of liquid waste (gallons per day)*²: Typical residential liquid waste.
27. *Anticipated type(s) of liquid waste:* Typical.
28. *Anticipated type(s) of hazardous wastes*²: N/A
29. *Anticipated volume of hazardous wastes*²: N/A
30. *Proposed method of hazardous waste disposal*²: N/A
31. *Anticipated type(s) of solid waste:* Typical residential solid waste
32. *Anticipated amount of solid waste (tons or cubic yards per day):* Significantly less than 1 cubic yard per day.
33. *Anticipated amount of waste that will be recycled (tons or cubic yards per day):* Per State standards.
34. *Proposed method of solid waste disposal:* Private hauler.
35. *Fire protection district(s) serving this area:* North Central Fire Protection District
36. *Has a previous application been processed on this site? If so, list title and date:* _____
Pre-Application Review No. 22-010128
37. *Do you have any underground storage tanks (except septic tanks)?* Yes _____ No X
38. *If yes, are they currently in use?* Yes _____ No X

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

Dirk Paerhel

SIGNATURE

8/16/22

DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE

State law requires that specified fees (effective January 1, 2021: \$3,445.25 for an EIR; \$2,480.25 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.



Applicant's Signature



Date

PHOTO 1



Existing Barn Facing Southwest

PHOTO 2



Driveway 1 Facing South

PHOTO 3



Existing Barn, Basketball Court, and Residence Facing Southeast

PHOTO 4



Existing Barn and Residence Facing Southeast

PHOTO 5



Driveway 2 Facing Southwest

PHOTO 6



Existing Basketball Court Facing Northeast

ACOUSTICAL ANALYSIS

**SHIELDS AVENUE HIP
FRESNO COUNTY, CALIFORNIA**

WJVA Project No. 22-22

PREPARED FOR

**PAUL BRAR & MIKE SAMRA
6388 W. SHIELDS AVENUE
FRESNO, CA 93723**

PREPARED BY

**WJV ACOUSTICS, INC.
VISALIA, CALIFORNIA**



wjv acoustics

APRIL 12, 2022

INTRODUCTION

The applicant proposes to operate private events at an outdoor event facility located in Fresno County. The subject property is 17.65 +/- acres and is designated Rural Residential in the Fresno County General Plan and is zoned R-R (c). The subject property is located just outside of the city limits in North West Fresno. The subject property is developed with a 1,476 square-foot single-family residence, and a 3,000 square foot shop.

The private park will be rented out for weddings, receptions, birthdays, anniversaries, company parties, etc. Most of the events will be catered by private companies. The park will be available for use year-round. The peak season for use of the park will be from May through September. Most of the events will be outdoors during spring and summer and thus the facility will not be used as often during the fall and winter months.

The outside facilities will be available for use from 10:00 a.m. to 11:30 p.m. Indoor venues are available from 8:00 am to midnight. Typically, there will be no more than one event per day, although the facility could accommodate two events per day, if needed. Amplified music and speech would conclude by 10:00 p.m.

Events will be limited to no more than 200 guests per event. The primary use of the facility will be on weekends, May through September. It is estimated that 60 events each year, 3 on weekends and 2 on weekdays, will be held at the park. The applicant staff will operate the park.

It is estimated 3 delivery vehicles per day will frequently visit the site. The vehicles will deliver food, beverages, flowers, and other supplies necessary to cater the events. There will be no goods or products sold on-site.

Access to the site will be from the existing driveway illustrated on the project site plan. There is an existing driveway approach from Shields Avenue. The highest trip generation periods for the proposed project will be on the weekends when the traffic on Shields Avenue is lower than during the week. A second access is also shown on the attached site plan. This access will be used for overflow and is on the East side of the property.

An outdoor sound amplification system will be provided as necessary for the events. The area in which the sound amplification system will be located is adjacent to the observation tower and is shown on the attached site plan.

Fresno County has required an acoustical analysis to determine if noise generated by the proposed activities will comply with applicable Fresno County noise standards. This acoustical analysis, prepared by WJV Acoustics Inc. (WJVA), is based on the site plan provided by the project applicant, facility operations data provided by the project applicant and noise level data obtained by WJVA at the project site and at other similar facilities.

Appendix A provides definitions of the acoustical terminology used in this report. Unless otherwise stated, all sound levels reported in this analysis are A-weighted sound pressure levels in decibels (dB). A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighted sound levels, as they correlate well with public reaction to noise. Appendix B provides typical A-weighted sound levels for common noise sources.

CRITERIA FOR ACCEPTABLE NOISE EXPOSURE

Chapter 8.40 of the Fresno County Ordinance Code (noise ordinance) applies to noise sources that are not pre-empted from local control by existing state or federal regulations. Pre-empted noise sources include traffic on public roadways, railroad operations and aircraft in flight.

The noise ordinance addresses the statistical distribution of noise over time and allows for progressively shorter periods of exposure to levels of increasing loudness. Table I summarizes the exterior noise level standards of the ordinance. The standards are to be adjusted by -5 dB if the noise source of concern consists primarily of speech or music. The ordinance is to be applied during any one-hour time period of the day or night and the standards are 5 dB more restrictive during the nighttime hours of 10:00 p.m. to 7:00 a.m. The standards of the noise ordinance may be adjusted upward (made less restrictive) if existing ambient noise levels without the source of concern already exceed the noise ordinance standards.

TABLE I EXTERIOR NOISE LEVEL STANDARDS, DBA FRESNO COUNTY NOISE ORDINANCE			
Category	Cumulative # Min/Hr. (L_n) ¹	Daytime (7 am-10 pm)	Nighttime (10 pm-7 am)
1	30 (L_{50})	50(45) ²	45(40) ²
2	15 (L_{25})	55(50) ²	50(45) ²
3	5 ($L_{8.3}$)	60(55) ²	55(50) ²
4	1 ($L_{1.7}$)	65(60) ²	60(55) ²
5	0 (L_{max})	70(65) ²	65(60) ²

¹In layman's terms, the noise level standards shown may not be exceeded for more than the specified number of minutes within any one-hour time period. The L_n value shown in parenthesis indicates the percent of the time during an hour that a particular noise level may not be exceeded. For example, the L_{50} represents 50% of the hour, or 30 minutes.

²Adjusted standard for a noise source consisting primarily of speech or music.

Source: Fresno County Ordinance Code

EXISTING NOISE ENVIRONMENT

The project site is located at 6338 W. Shields Avenue, in Fresno County. The area surrounding the project site is predominately agricultural and rural residential land uses. The closest off-site residential land uses (sensitive receivers) are approximately 200 feet to the west and the east and approximately 350 feet to the south. The project site plan is provided as Figure 1. The project vicinity is provided as Figure 2.

WJVA staff conducted background (ambient) noise level measurements near the project site on March 31, 2022. The measurement sites were located in the direction and vicinity of the closest off-site residential land uses (as shown on Figure 2), to determine existing (without project) noise levels. The noise measurement sites are indicated on Figure 2. Noise monitoring equipment utilized for the measurements consisted of Larson-Davis Laboratories Model LDL-820 sound level analyzers equipped with a B&K Type 4176 1/2" microphones. The equipment complies with the specifications of the American National Standards Institute (ANSI) for Type I (Precision) sound level meters. The meters were calibrated in the field prior to use with a B&K Type 4230 acoustic calibrator to ensure the accuracy of the measurements. The microphones were located on a tripod at 5 feet above the ground. Ambient noise levels were measured simultaneously over a thirty-minute interval at three (3) locations.

Table II summarizes the ambient noise measurement results. Noise sources contributing to the ambient noise levels included agricultural activities, distant traffic and occasional aircraft overflights. The noise level data summarized by Table II are representative of afternoon conditions in the project area.

TABLE II					
SUMMARY OF AMBIENT NOISE LEVEL MEASUREMENTS					
6338 SHIELDS AVENUE HIP, FRESNO COUNTY					
MARCH 31, 2022					
Location	A-weighted Decibels, dBA				
	L _{max}	L ₁₇	L ₅	L ₂₅	L ₅₀
R-1	65	61	59	55	51
R-2	63	57	55	52	50
R-3	70	67	65	61	57

Source: WJV Acoustics, Inc.

PROJECT-RELATED NOISE LEVELS

Amplified Speech and Music

The project applicant proposes to operate private outdoor events with the inclusion of amplified speech and music. The applicant has stated that a maximum of approximately 200 guests would attend on-site events. According to the applicant, outdoor amplified speech and music would typically occur within the area indicated “NBA Size Basketball Court” (where a tent structure would be provided) or the area shown as “Proposed Gazebo” on Figure 1.

During the hours of 7:00 a.m. to 10:00 p.m., the County’s Category 1 (L₅₀) standard is 45 dBA when the source consists of speech or music. During the nighttime hours of 10:00 p.m. to 7:00 a.m., the County’s Category 1 (L₅₀) standard for speech or music is 40 dBA. Category 1 is the most restrictive category of the noise ordinance with regard to the proposed project, and may be used to determine project compliance. As noted in Table I, the standards of the ordinance are 5 dB more restrictive for noise sources consisting of speech or music than they are for other noise sources.

On March 31, 2022 WJVA staff measured noise levels at the project site while music was being amplified through a speaker system supplied by a DJ. According to the DJ, amplified noise levels during the simulated event were comparable to that which would be experienced during a wedding or banquet event. The sound system was located in one of the locations where the applicant proposes to locate the sound system during outdoor events utilizing amplified speech and music; in the area labeled “NBA Size Basketball Court” on Figure 1.

WJVA staff conducted noise measurements at the same three (3) locations described above, in the direction and vicinity of the closest nearby off-site residential land uses, while amplified music was being played within the project site. Measurements were taken simultaneously, for 20 minutes at each location. Table III describes the results of the noise measurements in terms of the County’s applicable standards, taking into account the standard rate of attenuation of noise with increased distance from a point source (-6 dB/doubling of distance). Also provided in Table III are the applicable standards in parenthesis, for each statistical metric as well as the existing measured ambient noise levels in parentheses, for each measurement site for each applicable standard.

Reference to Table III indicates Fresno County noise level standards were exceeded at sites R-1 and R-2, even with the adjustment of the standards to take into account existing ambient noise levels. Noise levels exceed the Fresno County standards by up to 7 dB, at both sites R-1 and R-2. Therefore, mitigation and a noise control plan will be required for project compliance with applicable Fresno County noise level standards, during times where amplified music and speech is occurring.

TABLE III						
SUMMARY OF PROJECT-RELATED NOISE LEVELS 6338 SHIELDS AVENUE HIP, FRESNO COUNTY MARCH 31, 2022						
Location	A-weighted Decibels, dBA					Complies?
	L _{max} (65)	L _{1,7} (60)	L _{5,3} (55)	L ₂₅ (50)	L ₅₀ (45)	
R-1	64 (65)	63 (61)	62 (59)	61 (55)	60 (55)	No
R-2	62 (63)	61 (57)	60 (55)	59 (52)	58 (52)	No
R-3	59 (70)	58 (67)	56 (65)	53 (61)	52 (61)	Yes

Source: WJV Acoustics, Inc.

Parking Lot Vehicle Movements:

Noise due to vehicle movements and traffic in parking lots is typically limited by low speeds and is not usually considered to be significant. Human activity in parking lots that can produce noise includes voices, stereo systems and the opening and closing of car doors and trunk lids. Such activities can occur at any time. The noise levels associated with these activities cannot be precisely defined due to variables such as the number of parking movements, time of day and other factors. It is typical for a passing car in a parking lot to produce a maximum noise level of 60 to 65 dB at a distance of 50 feet, which is comparable to the level of a raised voice. For this project, the closest proposed vehicle movement area would be located approximately 80 feet from the closest existing off-site residential land use, resulting in vehicle movement noise levels of approximately 56 to 61 dB at the closest residential land use. Such levels are below the County’s daytime and nighttime maximum (L_{max}) noise level standards. Vehicle movement noise would not be expected to exceed the standards of the County’s noise ordinance.

Noise Control Plan:

As described above, noise levels measured during the on-site reference noise measurement period indicated that noise levels associated with amplified music could potentially exceed City of Fresno exterior noise level standards, when noise levels are set excessively high. As noise levels may vary slightly from day to day, as a result of various individuals operating the sound system or different musicians playing at the facility, it will be required to establish a noise control plan. A description of the suggested noise control plan is provided below.

Noise Monitoring Requirements:

The noise monitoring program is intended to be coordinated by project staff, on an ongoing basis, during events utilizing amplified speech and music at the project site. The noise monitoring program should comply with the following requirements:

1. *Instrumentation*: Project staff shall obtain a sound level meter that meets the requirements of the American National Standards Institute for Type 1 or Type 2 sound level meters (ANSI S1.4-1971). The sound level meter must be capable of measuring A-weighted sound levels at “slow” meter response and recording the maximum sound level (L_{max}) during noise sample periods. An appropriate acoustic calibrator shall also be obtained for use in field-checking the accuracy of the noise monitoring system. The sound level meter, microphone and calibrator shall be certified by the manufacturer or an accredited laboratory that they are in compliance with applicable standards at the time of purchase.
2. *Training*: Project staff that will be conducting noise monitoring during outdoor events with amplified speech and music (and any back-up staff) must receive “hands-on” training in the proper use of the noise monitoring equipment from a qualified acoustical consultant.
3. *Reference Noise Monitoring Site*: An appropriate reference noise monitoring site must be identified for conducting noise monitoring during events utilizing amplified speech and music. The site must be easily identified and must be accessible during project events. WJVA recommends utilizing the two sites, as shows on Figure 3, along the western and eastern residential property lines. In order to comply with Fresno County daytime noise level standards, maximum measured noise levels measured at these property lines should not exceed 64 dB at the R-1 property line and 62 dB at the R-2 property line (as shown on Figure 3) in order to comply with Fresno County noise level standards.
4. *Noise Monitoring Schedule*: Noise levels from amplified outdoor activities should be monitored at the reference site immediately after the amplification system is put into operation and periodically thereafter (if volume adjustments are made). If it is determined during any of the measurements that the maximum sound levels produced by the amplification system are exceeding or approaching the determined L_{max} noise levels (provided above and on Figure 3), the amplification system must be turned down until compliance with the L_{max} reference standards are achieved at the reference sites.
5. *Sound Amplification Systems*: Project staff must have control over the use and volume of any sound amplification systems to be used during outdoor events. This means that the project staff must have the ability to adjust amplification settings at any time prior to and during activities utilizing amplified speech and music.

CONCLUSIONS AND RECOMMENDATIONS

Project staff must incorporate the above-described Noise Control Plan to ensure compliance with the applicable County of Fresno daytime (7:00 a.m. to 10:00 p.m.) noise level standards. Additionally, no amplified speech or music should occur during the nighttime hours (10:00 p.m. to 7:00 a.m.). All amplified speech and music should conclude by 10:00 p.m.

Project staff should verify sound levels at both the east and west property lines, as described above. If maximum noise levels are measured to be higher than those provided on Figure 3, noise levels must be reduced until compliance is met.

The foregoing conclusions and recommendations are based upon the best information known to WJV Acoustics, Inc. (WJVA) at the time the study was prepared concerning the proposed site plan, proposed activities and the noise levels that could be produced by amplified sound systems at the project site. Any significant changes to the information used for this analysis will require a reevaluation of the findings of this report. Additionally, any significant future changes in noise regulations or other factors beyond WJVA's control may result in long-term noise results different from those described by this analysis.

Respectfully submitted,



Walter J. Van Groningen
President

WJV:wjv

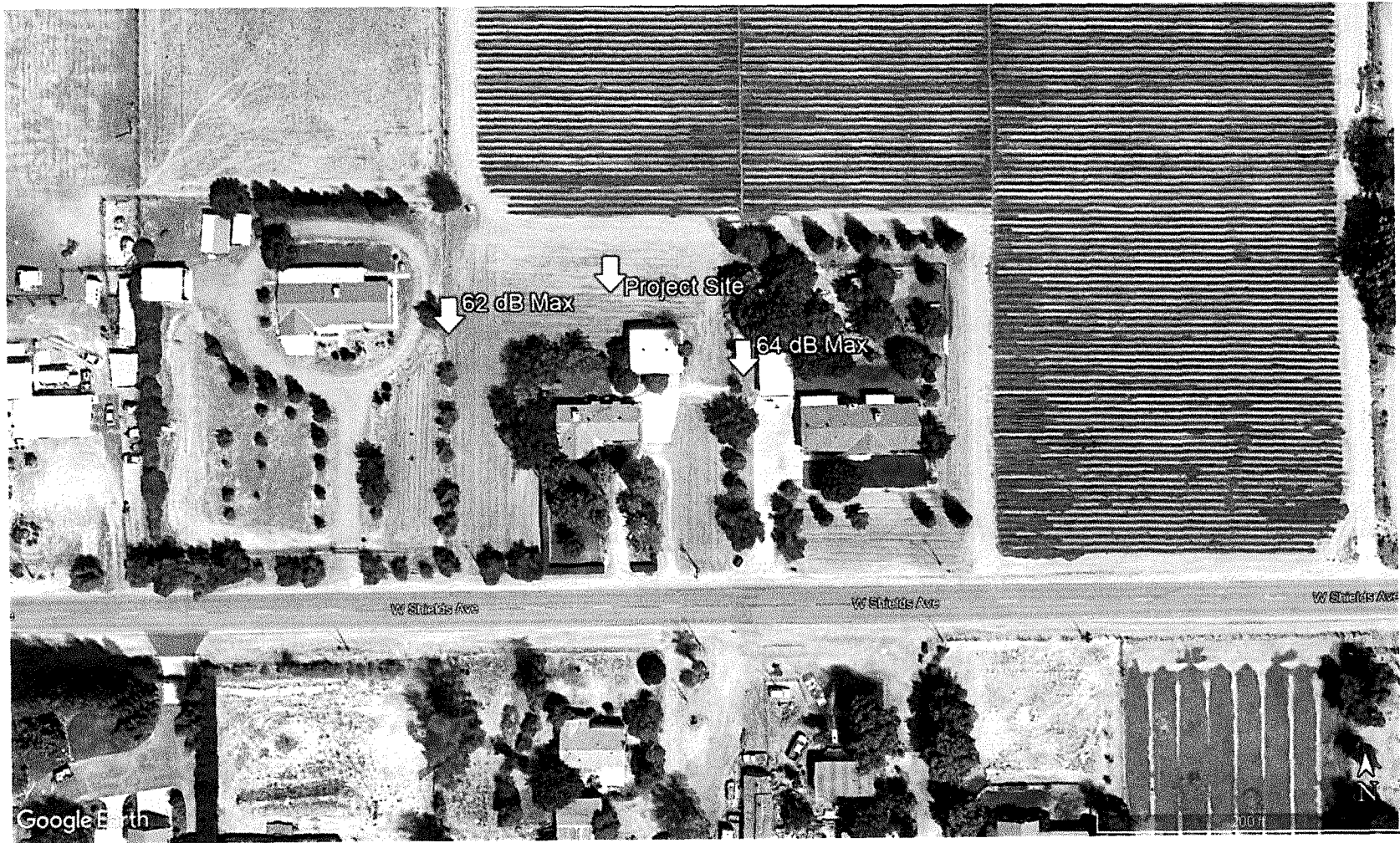
FIGURE 1: PROJECT SITE PLAN



FIGURE 2: PROJECT VICINITY, NOISE MONITORING SITES AND EVENT AREA LOCATION



FIGURE 3: MAXIMUM ALLOWABLE NOISE LEVELS AT PROPERTY LINE



APPENDIX A

ACOUSTICAL TERMINOLOGY

AMBIENT NOISE LEVEL:	The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.
CNEL:	Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.
DECIBEL, dB:	A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
DNL/L_{dn}:	Day/Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.
L_{eq}:	Equivalent Sound Level. The sound level containing the same total energy as a time varying signal over a given sample period. L _{eq} is typically computed over 1, 8 and 24-hour sample periods.
NOTE:	The CNEL and DNL represent daily levels of noise exposure averaged on an annual basis, while L _{eq} represents the average noise exposure for a shorter time period, typically one hour.
L_{max}:	The maximum noise level recorded during a noise event.
L_n:	The sound level exceeded "n" percent of the time during a sample interval (L ₉₀ , L ₅₀ , L ₁₀ , etc.). For example, L ₁₀ equals the level exceeded 10 percent of the time.

ACOUSTICAL TERMINOLOGY

**NOISE EXPOSURE
CONTOURS:**

Lines drawn about a noise source indicating constant levels of noise exposure. CNEL and DNL contours are frequently utilized to describe community exposure to noise.

**NOISE LEVEL
REDUCTION (NLR):**

The noise reduction between indoor and outdoor environments or between two rooms that is the numerical difference, in decibels, of the average sound pressure levels in those areas or rooms. A measurement of Noise level reduction combines the effect of the transmission loss performance of the structure plus the effect of acoustic absorption present in the receiving room.

SEL or SENEL:

Sound Exposure Level or Single Event Noise Exposure Level. The level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the time-integrated A-weighted squared sound pressure for a stated time interval or event, based on a reference pressure of 20 micropascals and a reference duration of one second.

SOUND LEVEL:

The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

**SOUND TRANSMISSION
CLASS (STC):**

The single-number rating of sound transmission loss for a construction element (window, door, etc.) over a frequency range where speech intelligibility largely occurs.

APPENDIX B
EXAMPLES OF SOUND LEVELS

NOISE SOURCE	SOUND LEVEL	SUBJECTIVE DESCRIPTION
AMPLIFIED ROCK 'N ROLL ▶	120 dB	DEAFENING
JET TAKEOFF @ 200 FT ▶		
	100 dB	VERY LOUD
BUSY URBAN STREET ▶		
	80 dB	LOUD
FREEWAY TRAFFIC @ 50 FT ▶		
	60 dB	MODERATE
CONVERSATION @ 6 FT ▶		
TYPICAL OFFICE INTERIOR ▶		FAINT
SOFT RADIO MUSIC ▶	40 dB	
RESIDENTIAL INTERIOR ▶		VERY FAINT
WHISPER @ 6 FT ▶	20 dB	
HUMAN BREATHING ▶		
	0 dB	